



CITY OF SURPRISE
Planning and Zoning Commission Agenda
16000 N. Civic Center Plaza
Surprise, AZ 85374

Thursday, October 5, 2017 @ 6:00 PM
 COUNCIL CHAMBERS

🖨️ + Back 🖨️ Print

CALL TO ORDER.

- A. Roll Call
- B. Pledge of Allegiance
- C. Current Events and Reports – Pursuant to A.R.S. §38-431.02(k) the chief administrator, presiding officer or a member of a public body may present a brief summary of current events without listing in the agenda the specific matters to be summarized, provided that 1) The summary is listed on the agenda; and 2) The public body does not propose, discuss, deliberate or take legal action at that meeting on any matter in the summary unless the specific matter is properly noticed for legal action.
- D. Staff Reports

Planning and Zoning Commission Agenda:

CALL TO THE PUBLIC:

INSTRUCTIONS: In order to address the Board\Commission, you will need to fill out a Call to the Public Form available at the front counter, and then turn it in to the Secretary before the meeting begins.

Note: A.R.S. 38-431.01(H) - During this time members of the public may address the Board\Commission only on issues within the jurisdiction of the Board\Commission which are not an item on the agenda. At the conclusion of the open call, the Board\Commission may respond to criticism, may ask staff to review the matter or may ask that the matter be put on a future agenda. No discussion or action shall take place on any item raised.

- E. Approval of items on the Consent Agenda – all items with an asterisk (*) are considered to be routine matters and will be enacted by one motion and one roll call vote to the Board\Commission. There will be no separate discussion on these items unless a board member or commissioner requests, in which event the item will be removed from the consent agenda and considered in its normal sequence on the agenda.

CONSENT AGENDA:

- | | | |
|-----------------------|--|---|
| *#1 District Internal | <u>Consideration and action approving the September 21, 2017 Planning and Zoning Commission minutes.</u> | None
Lorraine
Nevarez -
Community
Development |
|-----------------------|--|---|

REGULAR AGENDA ITEM - NON-PUBLIC HEARING:

ITEM DISTRICT		ITEM DESCRIPTION	STAFF RECOMMENDATION/
#	#		PRESENTED BY
#2	District Citywide	<u>Presentation and discussion regarding a proposed Text Amendment to Chapter 113 of the Surprise Municipal Code regarding Signs.</u>	No Action Robert Kuhfuss - Community Development

REGULAR AGENDA ITEM - PUBLIC HEARING:

ITEM DISTRICT		ITEM DESCRIPTION	STAFF RECOMMENDATION/
#	#		PRESENTED BY
#3	District 2	<u>Consideration and Action on an Ordinance rezoning the Colonnade portion of the Sun City Grand PAD generally located northwest of the corner of West Grand Avenue and North Reems Road from Rural Residential (RR/R1-43), Multifamily (R3-PAD), and Commercial (C2-PAD) to Mixed-Use (MU-21-PAD). Ordinance 2017-20</u>	Approve Hobart Wingard - Community Development

OTHER BUSINESS:

#4	District Internal	<u>Discussion and direction pertaining to future agenda items.</u>	No Action Eric Fitzer - Community Development
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ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: October 2, 2017 at 9:30 AM - Amended on October 4, 2017 @ 4:24 p.m. Changed recommendation for Item #2 from Table to No Action.

SPECIAL NOTE: PERSONS WITH SPECIAL ACCESSIBILITY NEEDS, INCLUDING LARGE PRINT MATERIALS OR INTERPRETER, SHOULD CONTACT THE CITY CLERK'S OFFICE @ 623.222.1200 OR TTY 623.222.1002, BY NO LATER THAN 24 HOURS IN ADVANCE OF THE REGULAR SCHEDULED MEETING TIME.



CITY OF SURPRISE
Planning and Zoning Commission

October 5, 2017 @ 6:00:00 PM

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Board Meeting Date: October 5, 2017

Contact Person: Lorraine Nevarez - Community Development

Submitting Department: CD Boards and Commissions

District: Internal

Staff Recommendations: None

Consent	x	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Consideration and action approving the September 21, 2017 Planning and Zoning Commission minutes.

Motion:

I move to approve the September 21, 2017 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

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☐ [Minutes - September 21, 2017 Meeting](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

**CITY OF SURPRISE
PLANNING AND ZONING COMMISSION**

MEETING MINUTES

September 21, 2017 / 6:00 PM

**COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374**

CALL TO ORDER.

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on September 21, 2017.

A. ROLL CALL

In attendance were Chair Ken Chapman, Vice Chair Mitchell Rosenbaum, Commissioners Dennis Smith, Matthew Keating, Gisele Norberg and Eric Cultum. Dennis Bash was absent.

STAFF PRESENT:

Community Development Director Eric Fitzer, Community Development Assistant Director Lloyd Abrams, Deputy City Attorney Ellen Van Riper, Planner Joshua Mike, and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Chapman opened the call to the public to discuss any items not listed on the agenda.

Hearing no comments, Chair Chapman closed the call to the public.

CONSENT AGENDA:

Item 1 – Internal – Consideration and action pertaining to approval of the September 7, 2017 Planning and Zoning Commission minutes.

Commissioner Keating made a motion to approve the September 7, 2017 Planning and Zoning Commission minutes. Vice Chair Rosenbaum seconded the motion. The motion passes with 5 votes in favor, 1 abstention (Commissioner Smith).

Item 2 – Internal – Consideration and action pertaining to approval of the September 7, 2017 Planning and Zoning Commission Executive Session minutes.

Vice Chair Rosenbaum made a motion to approve the September 7, 2017 Planning and Zoning Commission Executive Session minutes. Commissioner Norberg seconded the motion. The motion passes with 4 votes in favor, 2 abstentions (Commissioner Smith and Cultum).

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 3 – Internal – Presentation and discussion on the current landscape standards, including a status update on the progress of new standards that will be included in the overall Development Code update.

Joshua Mike, Planner, presented item 3 to the Commission.

The Commission discussed item 3:

- Pallet colors
- Landscape standards
- Signage
- Walkability

Item 4 – Internal – Presentation and discussion on the development of the Arts and culture Master Plan.

Joshua Mike, Planner, presented item 4 to the Commission.

The Commission discussed item 4:

- Arts/cultural engagement
- Strategic direction
- Standards
- Community input

OTHER BUSINESS:

Item 5 – INTERNAL - Discussion pertaining to future agenda items.

None.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 6:53 p.m.

Eric Fitzer
Community Development Director

Ken Chapman
Planning and Zoning Commission Chair

The foregoing instrument is a full, true and correct copy of the original document on file in the office of the City Clerk, City of Surprise, Arizona.

ATTEST BY: _____
Lorraine Nevarez, Commission Secretary

DATE: _____



CITY OF SURPRISE
Planning and Zoning Commission

October 5, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 5, 2017	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion
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Agenda Wording:

Presentation and discussion regarding a proposed Text Amendment to Chapter 113 of the Surprise Municipal Code regarding Signs.

Motion:

None. Discussion only

Background:

The Surprise Community Development Department seeks an amendment to Chapter 113 of the Surprise Municipal Code regarding signs. This effort is associated with the larger zoning code update, which is in progress; however, with the recent U.S. Supreme Court decision regarding *Reed v. Town of Gilbert*, staff wishes to move forward with the sign code update in order to ensure the city's compliance with the 1st Amendment and applicable case law. Staff originally intended to bring forward Draft 2 language for discussion on this date; however, due to emerging case law in the wake of the *Reed* decision, staff is holding back somewhat in order to ensure the draft code is consistent with that emerging law. Staff would, however, like to take advantage of the opportunity to bring the Commission up to date with respect to recent policy changes regarding temporary signs, in addition to addressing some of the issues identified during the previous three Commission workshops.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

☐ [00 - FS15-311 - Sign Code Update - Staff Report](#)

- ☐ [01 - FS15-311 - Sign Code Update - Temporary Sign Policy, Resolution 2017-98](#)
- ☐ [02 - FS15-311 - Sign Code Update - Sign Code Written Comments July 13 2017 through September 19 2017](#)
- ☐ [03 - FS15-311 - Sign Code Update - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Robert H. Kuhfuss, AICP

TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS15-311

Project Name: Sign Code Update

Council District: All

City Council Date: October 5, 2017

Planner: Robert H. Kuhfuss, AICP

Applicant: City of Surprise

Request: Text Amendment to Chapter 113 of the Surprise Municipal Code regarding Signs

Location: City Wide

Support/Opposition: Staff has received several items of input

Recommendation: None – this is a discussion item only

PROJECT DESCRIPTION:

The Surprise Community Development Department seeks an amendment to Chapter 113 of the Surprise Municipal Code regarding signs. This effort is associated with the larger zoning code update, which is in progress; however, with the recent U.S. Supreme Court decision regarding Reed v. Town of Gilbert, staff wishes to move forward with the sign code update in order to ensure the city's compliance with the 1st Amendment and applicable case law.

BACKGROUND:

April 16, 2015: Staff introduced the sign code re-write in a general manner to the Planning and Zoning Commission as a discussion item.

April 21, 2015: Staff introduced the sign code re-write in a general manner to the City Council as a discussion item.

May 2015: U.S. Supreme Court ruling on Reed v. Gilbert.

September 1, 2015: Staff presented an update to the City Council regarding the Reed case.

February 2017: Draft sign code released to the public for review and comment.

March 7, 2017: Staff presented an update to the City Council as a general discussion item.

March 8, 2017 through March 29, 2017: Staff held a series of citizen outreach meetings to discuss the draft sign code.

April 20, 2017: Staff presented the 1st draft language to the Planning and Zoning Commission.

July 6, 2017: Focused discussion with Planning and Zoning Commission regarding Methods of Measurement, Wall Signs and Freestanding Signs.

July 20, 2017: Focused discussion with Planning and Zoning Commission regarding Billboards, Freeway Signs, and Electronic Messaging.

August 3, 2017: Focused discussion with Planning and Zoning Commission regarding Temporary Signs.

August 31, 2017: Staff attended a webinar summarizing relevant events that have occurred since the Supreme Court's ruling on Reed v. Gilbert.

September 5, 2017: The City Council approved a new city-wide Temporary Sign Policy under Resolution 2017-98.

September 7, 2017: This date was initially slated for a summary of revisions and open discussion with the Planning and Zoning Commission; however, emerging case law post-Reed requires staff to step back in order to ensure the draft code is in concert with that emerging case law. As a result, the discussion originally intended for this date has been postponed to a date to be determined.

October 5, 2017: This date was originally targeted for Public Hearing with the Planning and Zoning Commission; however, this date has been pushed back in deference to presentation of an update as discussed in this report. Revised hearing date has not been determined.

November 7, 2017: This date was originally targeted for City Council as a work session item; however, this date has been pushed back. Revised work session date has not been determined.

December 5, 2017: This date was originally targeted for Public Hearing with the City Council; however, this date has been pushed back. Revised work session date has not been determined.

86 **OUTREACH:**

87
88 Staff compiled a list of potential interested parties, which includes 130 individual names as of the
89 writing of this report. Staff also conducted four outreach meetings during the month of March,
90 2017. Individuals were notified of the outreach meetings and were provided a link to the 1st draft
91 of the proposed sign code. Attendance at the outreach meetings was varied; however,
92 considerable feedback was received both verbally and written.

93
94 In addition, representatives from the International Sign Association (ISA) and Daktronics provided a
95 demonstration on Electronic Messaging Centers (EMCs) the evening of March 14, 2017. Staff also
96 met with members of the ISA and the Arizona Sign Association (ASA) on March 31, 2017. These
97 efforts resulted in additional feedback regarding the proposed code.

98
99 Staff also met separately with representatives of WeMAR as well as the Home Builder's Association
100 of Central Arizona (HBACA). Since the August 3, 2017 Commission meeting, staff received copious
101 emails from members of the real estate industry expressing concerns over temporary signage
102 relating to open houses.

103
104 In addition, staff met the Surprise Regional Chamber of Commerce in an effort to better engage the
105 business community, and presented to the Surprise Regional Chamber of Commerce on July 27,
106 2017 on the subject of the Surprise Sign Code Update.

107
108 Staff also met with representatives from two separate billboard companies who expressed an
109 interest in seeing permissive language relating to billboards in the draft code.

110
111 Staff is in the process of assimilating this feedback, in addition to that received from the
112 Commission, into the draft code.

113
114 **DISCUSSION:**

115
116 As noted in the Background section of this report, staff had originally intended to bring forward
117 Draft 2 language for discussion on this date; however, due to emerging case law in the wake of the
118 Reed decision, staff is holding back somewhat in order to ensure the draft code is consistent with
119 that emerging law. Staff would, however, like to take advantage of the opportunity to bring the
120 Commission up to date with respect to recent policy changes regarding temporary signs, in addition
121 to addressing some of the issues identified during the previous three Commission workshops. The
122 general topics are as follows:

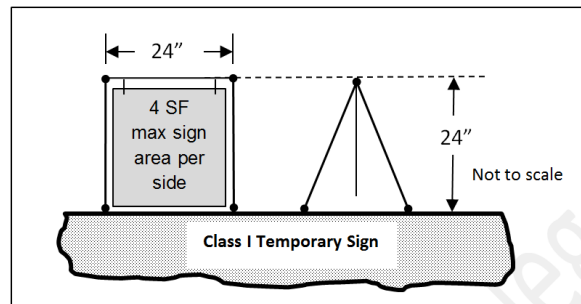
123
124 **New Temporary Sign Policy**

125
126 On September 5, 2017, the City Council approved a new city-wide Temporary Sign Policy
127 (see attached). This new policy was intended to bridge the gap until such time as the
128 new sign code is adopted. In contemplating the draft Sign Code, the Commission could

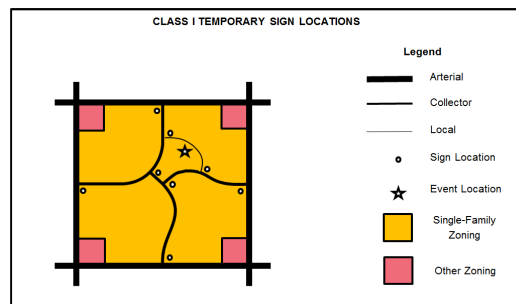
direct staff to incorporate these parameters in the draft code or consider additional alternatives.

Class I Temporary Signs:

- Includes a definition for Class I Temporary Sign, which is consistent with that of the draft Sign Code.



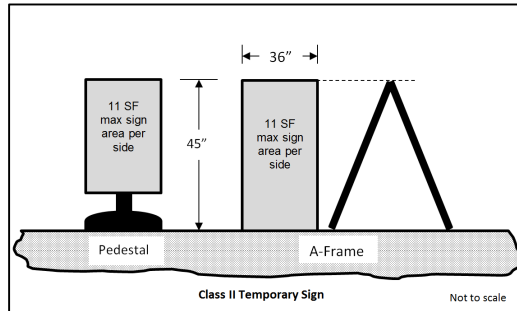
- Allows for Class I Temporary Signs in conjunction with a Lawful Temporary Use in Residential or Temporary Use Permit.
- Allows a ratio of one (1) Class I Temporary Sign per street intersection per Lawful Temporary Event provided none are located beyond the closest arterial street. (The following image expresses the concept, but is not included in the Policy. Staff intends to include this or similar illustration in the draft code.)



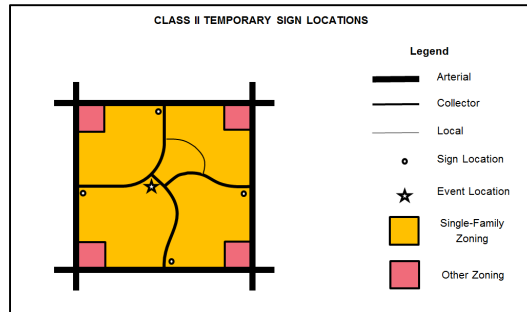
- The Class I Temporary Sign may be placed in the street right-of-way, but not on any sidewalk, bike lane, travel lane or median.
- The Class I Temporary Sign may be placed one (1) hour before the event and must be removed one (1) hour after the event.

Class II Temporary Signs:

- Includes a definition for Class II Temporary Sign, which is consistent with that of the draft Sign Code, except that the definition increased the overall height from 40" to 45" in deference to stakeholder comment. The resultant sign area increased from ten (10) square feet to eleven (11) square feet.



- Allows for one (1) Class II Temporary Sign in conjunction with a lawful commercial use including Cottage Industries but not Home Occupations.
- If associated with lawful commercial use, the Class II Temporary Sign must be located within 15' of customer entrance of the building.
- Also allows for up to four (4) Class II Temporary Signs in conjunction with a Lawful Temporary Use in Residential, or in conjunction with a Temporary Use Permit.
- If associated with a Lawful Temporary Use in Residential or a Temporary Use Permit, a ratio of four (4) signs per event is allowed provided no sign is located beyond the closest arterial street.
- The Class II Temporary Sign may be placed in the street right-of-way but not sidewalk, bike lane or travel lane or median or sight triangle.
- Class II Temporary Signs are allowed between 4:00 PM Friday and 11:00 PM Sunday for Lawful Temporary Events. Otherwise, Class II Temporary Signs are allowed during the business hours of the associated business or event. (The following image expresses the concept, but is not included in the Policy. Staff intends to include this or similar illustration in the draft code).



Banner Signs:

- Allows for one (1) Banner Sign per non-residential building.
- Banner must be securely attached to the building.
- One (1) square foot of area per one (1) linear foot of elevation, not to exceed 500 square feet.
- The width of Banner Sign cannot exceed 80% of the width of the building for single-tenant buildings.
- The width of Banner Sign cannot exceed 80% of the width of the tenant space for multi-tenant buildings.
- Ventilation flaps required.



Sign Walkers:

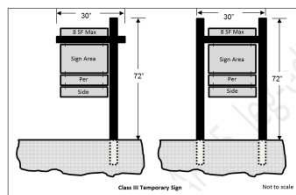
- Sign Walkers may operate between 7:00AM and 7:00 PM.
- Sign Walkers may only operate on a sidewalk, provided the activity does not hinder pedestrian movement.
- The Sign Walker may carry two (2) single-sided signs not to exceed 3 square feet each, or one (1) double-sided sign not to exceed twelve (12) square feet total.
- No electronic messaging may be employed.
- The Sign Walker must physically carry the sign.



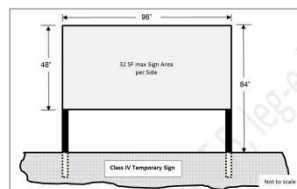
Proposed Model Home Complex Sign Policy

Since the adoption of the new Temporary Sign Policy, staff received a number of inquiries regarding the applicability of temporary signs in conjunction with Model Home Complexes, which was not covered under the recently adopted Temporary Sign Policy. To address this issue, staff is in the process of drafting policy language that if adopted could have the effect of allowing certain temporary signage in conjunction with a Model Home Complex. In contemplating the draft Sign Code, the Commission could direct staff to incorporate these parameters in the draft code or consider additional alternatives.

Include a definition for Class III Temporary Sign.



Include a definition for Class IV Temporary Sign.



Include a definition for Awning Sign.



One (1) Class III Temporary Signs per lot located within the Model Home Complex.

One (1) Class IV Temporary Sign per Model Home Complex.

One (1) Awning Sign per Model Home Complex to be located at the entrance to the Sales Office.

One (1) Flagpole not exceeding 45 feet in height per Model Home Complex.



Two (2) Flagpoles not exceeding twenty (20) feet in height per lot located within the Model Home Complex.



All signs and flagpoles to be removed upon conversion of the sales office to residential use.

Residential Subdivision Signs

Though not contemplated for any policy change at this time, staff wishes to address Subdivision Signs for active residential subdivisions in the draft code. This was discussed briefly during the August 3, 2017 Commission meeting. Since that time, staff has generated preliminary draft language that would allow such signs on a limited basis as follows. The Commission could consider additional alternatives.

Must be an active single-family residential subdivision.

One (1) Class IV Temporary Sign per active subdivision.

Must be located on-site and within 20 feet of an arterial or collector right-of-way

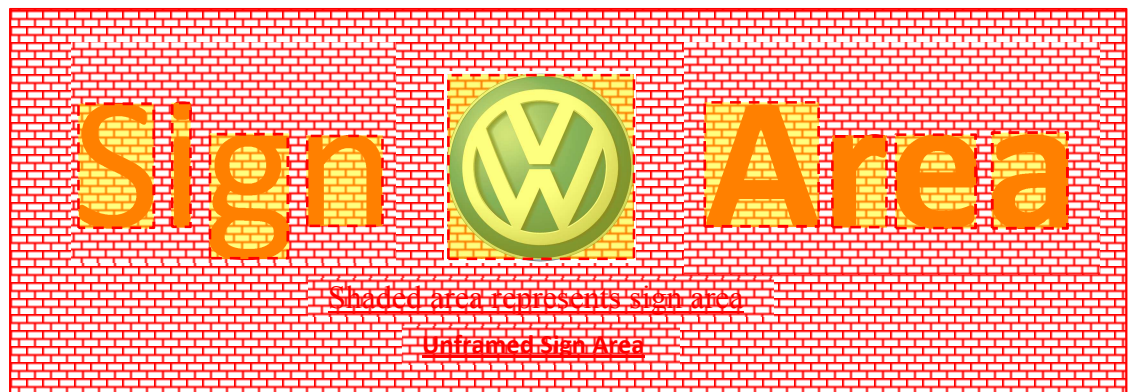
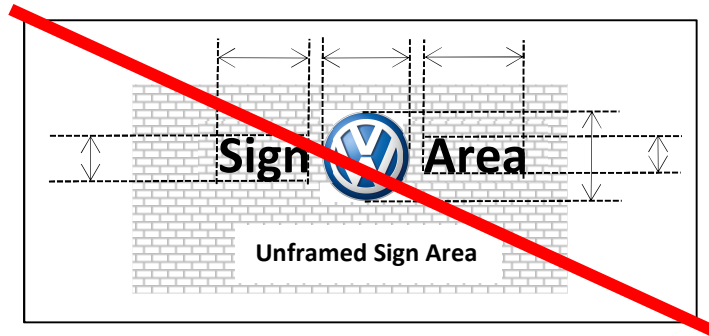
Sign may be increased to twelve (12) feet in height.

Sign to be removed upon conversion of the sales office to residential use.

Methods of Measurement

Based on input from the Commission, staff proposes the following changes to the draft sign code with respect to how sign area is to be calculated:

- a) **Unframed Signs:** Where the individual letters, logos and graphics of a *sign* are mounted directly to a wall or *sign structure*, the *sign area* is determined by calculating the smallest rectangle or combination of rectangles containing *sign copy*.



Building Wall Signs

In the draft sign code, staff proposed increasing the area of a wall sign from one (1) square foot of sign area per linear foot of elevation to one and one-half (1.5) square feet of sign area per linear foot of elevation. Staff proposes no changes at this time; however, in deference to the Commission, staff is in the process of creating a photo-simulation or similar graphic that would illustrate the effect of this proposed increase. Staff anticipates this graphic to be included in the oral presentation on October 5, 2017.

Similarly, the draft sign code includes a provision that would allow additional increases in sign area if the building is a certain distance from the road. Again, staff proposes no changes at this time, but is working to create a photo-simulation or similar that would illustrate this effect to be presented to the Commission orally on October 5, 2017.

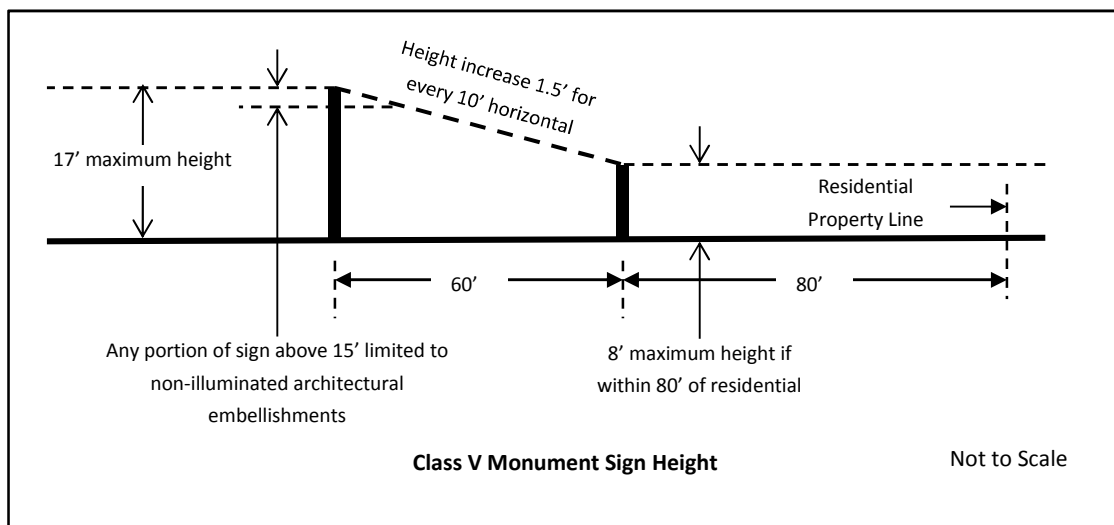
Class I and Class II Monument Signs

Staff proposes increasing the maximum sign area of Class I and Class II Monument Sign from 24 square feet to 50 square feet, as well as increasing the maximum height of said signs from six (6) feet to eight (8) feet, in deference to discussions during the July 6, 2017 Commission meeting.

Class V and Class VI Monument Signs

In the draft sign code, staff initially proposed the creation of two categories of primary monument sign. The Class V Monument Sign was intended for use adjacent to Collector routes, while Class VI Monument Signs were intended for use adjacent to Parkways and Arterials. In deference to the Commission, staff proposes revising this language such to only have a single category of primary monument sign, with the height and resultant sign area predicated on the sign's proximity to residential zoning. In essence, any Class V Monument Sign located within 80 feet of residential would be limited to eight (8) feet in height; however, the height could increase at a ratio of 1.5 feet vertical for every ten (10) feet horizontal up to a specified maximum height.

The draft sign code sets the maximum height of a Class VI Monument Sign at 15 feet; however, the methodology discussed above lends itself greatly to a maximum height of 17 feet based on a 140 foot separation (Major Arterial cross-section is 136 feet). At the Commission's direction, staff could either write language such to allow sign copy up to 17 feet, or require that any portion of the sign structure that extends above 15 feet be limited to non-illuminated architectural embellishments. Regardless, this configuration would allow for a base height of four (4) feet if located on a Collector street, and five (5) feet if located on an Arterial or Parkway, while still allowing adequate sign area.



The draft sign code also sets the maximum sign area between thirty (30) and 100 square feet for a Class V Monument Sign and 120 square feet for a Class VI Monument Sign. Based on comments received from the sign industry, staff proposes removing the maximum sign width requirement; however, in order to manage sign intensity, staff proposes establishing maximum sign area parameters based on the distance from Residential and including that information in tabular format. This will be inherently less difficult to understand and manage.

MAXIMUM SIGN AREA FOR CLASS V MONUMENT SIGNS			
Distance from Residential	Maximum Height of Sign ¹	Minimum Height to Bottom of Sign Copy ²	Maximum Sign Area
80' or less	8'	4'	24 (sf) ³
90'	9.5'	4'	33 (sf) ³
100'	11'	4'	42 (sf) ³
110'	12.5'	5'	90 (sf) ⁴
120'	14'	5'	108 (sf) ⁴
130'	15.5'	5'	120 (sf) ⁴
140' or more	17'	5'	120 (sf) ⁴
Footnotes: ¹ Based on 1.5' vertical per 10' horizontal ² Based on ISA recommendations as applied to Surprise collector vs. arterial ROW widths ³ Based on assumed sign width of 6' ⁴ Based on assumed sign width of 12'			

Billboards

The draft sign code specifically prohibits billboards, as does the currently adopted Sign Code; however, in deference to the Commission, staff is in the process of generating draft language that would potentially allow billboards through a Conditional Use Permit in certain circumstances. Staff envisions this language would limit billboards to certain geographic areas e.g. portions of the Grand Avenue Corridor and/or Loop 303 Corridor. In addition, the language would address proximity to like signs, proximity to residential, proximity to Luke AFB Accident Potential Zones, lighting, electronic messaging and aesthetics. While the Commission expressed a preference towards electronic messaging over static messaging, staff recently met with a second billboard company, who suggests there may be a way to effectively manage the aesthetics of static billboards. Also, there may be an opportunity for billboards within the industrial areas of the city, which has not been fully vetted.

Freeway Monument Signs

Also, in deference to the Commission, staff is in the process of generating draft language that would potentially allow Freeway Monument Signs through a Conditional Use Permit in certain circumstances. Staff envisions this language would limit Freeway

Monument Signs to certain geographic areas e.g. portions of the Loop 303 Corridor. In addition, the language would address proximity to like signs, proximity to residential, proximity to Luke AFB Accident Potential Zones, lighting, electronic messaging and aesthetics.

SUMMARY:

While the Reed case dealt largely with temporary signs in the public right-of-way, the ruling raised the issue of “content-neutrality”. Staff has endeavored to create a content-neutral sign code; however, emerging case law post-Reed necessitates further review by legal counsel. Staff wishes to continue moving forward as appropriate and will continue to make revisions to the proposed draft sign code language. The revised language will be posted in its entirety to the City’s website for public review and comment. Information obtained through this process will be forwarded to the Planning and Zoning Commission for review and action at a later date. Once the draft language is acceptable to the Commission, staff will forward the Commission’s recommendation to the City Council for their consideration.

FINDINGS:

- None at this time

ATTACHMENTS:

01 – FS15-311 Exhibit A, Temporary Sign Policy per Resolution 2017-98

02 – Outreach comments July 13, 2017 through September 19, 2017 (partially redacted)

RESOLUTION # 2017-98

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, ADOPTING THE CITYWIDE TEMPORARY SIGN POLICY.

WHEREAS, the Mayor and Council directed staff to prepare the city wide temporary sign policy;

WHEREAS, it is beneficial to the city to implement the city wide temporary sign policy that is better aligned to serve the needs and desires of business and citizens within the City of Surprise;

WHEREAS, the city would temporarily waive enforcement of Surprise City Code Section 113-47, but only as to Article V of the current Sign Code, beginning immediately upon adoption of this Resolution until it is repealed; and

WHEREAS, the Mayor and Council adopt the City Wide Temporary Sign Policy as set forth in Exhibit A, which Policy shall become effective as provided by law and shall expire when the city adopts a new sign code.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. That the Mayor and Council adopt the City Wide Temporary Signage Policy as outlined in the attached Exhibit A.

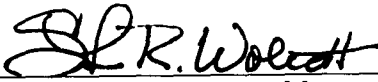
Section 2. That the City Wide Temporary Sign Policy shall become effective as provided by law.

Section 3. That this Resolution and City Wide Temporary Sign Policy shall continue in effect until the Council repeals this Resolution.

Section 4. That enforcement of Surprise City Code Section 113-47 is waived as to Article V of the current Sign Code until the Council repeals this Resolution.

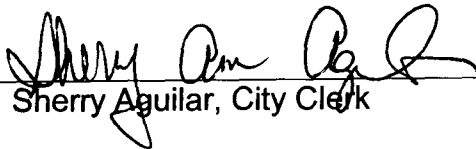
[SIGNATURES ON THE FOLLOWING PAGE]

APPROVED AND ADOPTED this 5th day of September, 2017.



Sharon R. Wolcott, Mayor

Attest:


Sherry Aguilar, City Clerk

Approved as to form:


Robert Wingo, City Attorney

Exhibit A – City Wide Temporary Sign Policy

Section 1 – Purpose

The purpose of this Policy is to give businesses and residents within the City of Surprise reasonable access to temporary signage until such time as the Revised Sign Code is adopted by the City Council.

Section 2 – Duration

This Policy is shall be effective as provided by law and shall continue until such time the City of Surprise adopts an updated sign code and this Policy is repealed.

Section 3 - First Amendment Interpretation and Severability

This Policy must be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this Policy is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this Policy which can be given effect without the invalid provision.

The City of Surprise shall not evaluate any sign based on the message content of the sign provided the sign copy contains no vulgar or profane language, hate speech, or language intended to incite violence, in which case the sign copy shall not be permitted.

Section 4 – Temporary Signs Allowed:

Temporary signs as currently permitted under Article V of Chapter 113 of the Surprise Municipal Code are allowed. In addition, Temporary Signs as outlined in this Policy are allowed subject to the provisions of this Policy.

Section 5 – Definitions

For purposes of this Policy, the following definitions shall apply:

Lawful Temporary Event: A use of land that is permitted by and in accordance with Section 122-105 of the Surprise Municipal Code, and including Real Estate Open Houses and other temporary events as determined by the City Manager or designee.

Revised Sign Code: The sign code currently in process under case FS15-311 as adopted in its final form.

Sign, A-frame: A portable sign designed in the shape of the letter "A" consisting of two rigid surfaces joined along an adjacent edge.

Sign, Banner: A sign consisting of fabric, paper, or other lightweight pliable material, either enclosed or not enclosed in a rigid frame, and secured or mounted to minimize movement in the wind, but not including inflatable signs.

Sign, non-conforming: A sign that does not conform to the requirements of this Policy or the Revised Sign Code.

Sign, Off-premises: Any sign that is located on a property other than where a business is located, a product is sold, or a service is offered.

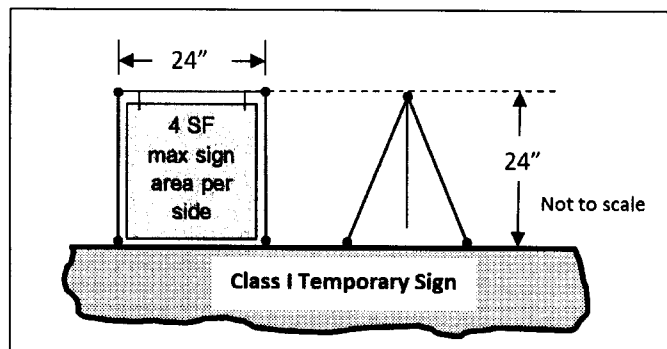
Sign, Pedestal: A portable sign in which the sign panel is affixed to and supported by a weighted base.

Sign, Portable: A temporary sign that may be readily moved from location to location without the need of any specialized knowledge or equipment, and that is not affixed to the ground or any structure.

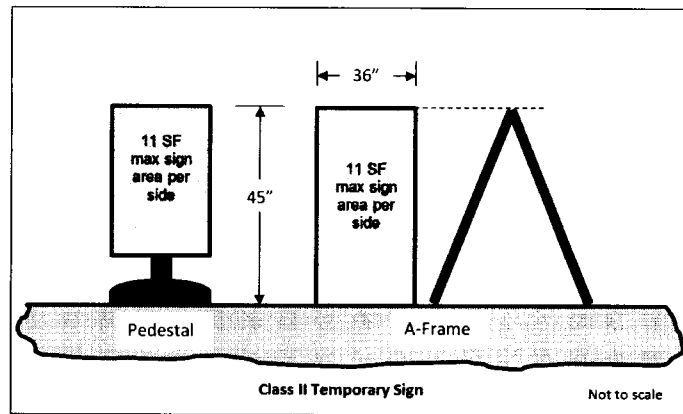
Sign, Sandwich: A type of A-Frame sign designed to be worn by a person.

Sign, Temporary: A sign that due to its physical characteristics and method of attachment is not intended for permanent display.

Sign, Temporary, Class I (Small A-Frame Sign): A temporary, portable sign generally in the shape of the letter "A" in which the overall height of the *sign structure* does not exceed twenty-four (24) inches, the overall width of the *sign structure* does not exceed twenty-four (24) inches and which does not exceed eight (8) square feet of aggregate *sign area*.



Sign, Temporary, Class II (A-Frame Sign and Pedestal Sign): A temporary, portable sign in which the overall height of the *sign structure* does not exceed forty (45) inches, the overall width of the *sign structure* does not exceed thirty-six (36) inches and which does not exceed twenty (22) square feet of aggregate *sign area*.



Section 6 – Prohibited Signs

The following sign types are specifically prohibited within the City of Surprise:

- A. Animated Signs, flashing, blinking, or rotating signs, festoons, Inflatable Signs including latex or Mylar balloons, permanent Banner Signs, Pennants, searchlights, streamers, signs that emit audible sound, and any clearly similar features;
- B. Vehicle Signs when the vehicle is placed in a location not approved for vehicular parking or storage;
- C. Signs located on trees, utility poles, public benches, or any other form of public property, or within any public right-of-way;
- D. Signs containing vulgar or profane messages, hate speech, or language intended to incite violence.
- E. Signs which are located within any sight visibility triangle of any street or driveway intersection, located in a median and/or as required by the Surprise Engineering Development Standards.
- F. Signs not expressly permitted as being allowed under this policy, or by specific requirements in another section of Surprise Unified Development Code, are expressly prohibited

Section 7 - Temporary Sign Classifications and Restrictions

A. General Provisions:

1. Temporary signs shall not be illuminated in any manner except by ambient lighting present on the property.

2. Temporary signs shall include the name and phone number of the contact person or entity responsible for placing the sign.
3. Temporary signs shall not interfere with the free movement of pedestrians, bicycles, or vehicles.
4. Temporary signs may be ballasted or weighted but shall not be attached to any stationary object.

B. Class I Temporary Signs

Class I Temporary Signs, as defined herein, are allowed subject to the General Provisions as stated above plus the following:

1. Class I Temporary Signs are only allowed in the following circumstances:
 - a. In conjunction with a Lawful Temporary Event being held on land zoned for Residential uses.
 - b. In conjunction with a Temporary Use Permit.
2. Class I Temporary Signs may be placed at a ratio of one (1) such sign per street intersection per Lawful Temporary Event, but no further than the closest arterial street.
3. Class I Temporary Signs may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk.
4. Class I Temporary Signs may be placed one (1) hour before the start of the Lawful Temporary Event and shall be removed not more than one (1) hour after the end of the Lawful Temporary Event.
5. If the Lawful Temporary Event requires a Temporary Use Permit, the locations of Class I Temporary Signs shall be included with the application materials.

C. Class II Temporary Signs

Class II Temporary Signs, as defined herein, are allowed subject to the General Provisions as stated above plus the following:

1. Class II Temporary Signs are only allowed in the following circumstances:

- a. In conjunction with a lawful commercial use including Cottage Industries, but not Home Occupations.
 - b. In conjunction with a Lawful Temporary Event located within a non-residential zoning district.
2. When a Class II Temporary Sign is in conjunction with a lawful commercial use, said sign may be located within 15' of the doorway of the customer entrance to the building in which the lawful commercial use is occurring.
3. When a Class II Temporary Sign is in conjunction with a Lawful Temporary Event located within a non-residential zoning district, not more than four (4) such signs shall be utilized. Such signs may be placed no further than the closest arterial street.
4. Class II Temporary Signs associated with a Lawful Temporary Event located within a non-residential zoning district may be located within the street right-of-way, but not within any median, vehicle or bicycle travel lane, or sidewalk, nor within any sight visibility triangle as outlined in Standard Details 4-01 and 4-02 of the Surprise Engineering Development Standards available on-line at <https://www.surpriseaz.gov/1645/Engineering-Development-Standards>.
5. Class II Temporary Signs associated with a Lawful Temporary Event located within a non-residential zoning district may be placed between the hours of 4:00 PM Friday to 11:00 PM Sunday. Otherwise, Class II Temporary Signs may be displayed during the business hours of the business served by the Class II Temporary Sign.
6. If the Lawful Temporary Event located within a non-residential zoning district requires a Temporary Use Permit, the locations of Class II Temporary Signs shall be included with the application materials.

D. Banner Signs:

Banner Signs, as defined herein, are allowed subject to the General Provisions as stated above plus the following:

1. One (1) Banner Sign may be placed on any building, except those associated with a single-family use. If associated with an active

construction project, the one (1) additional Banner Sign may be attached to the construction fence surrounding the construction site.

2. All four corners of a Banner Sign shall be securely attached to the building or fence.
3. The maximum area of a Banner Sign affixed to a building shall not exceed 1 square foot per linear foot of building elevation; not to exceed 500 square feet. The maximum area of a Banner Sign affixed to a construction fence shall not exceed thirty (30) square feet.
4. For a single-tenant building, the width of the Banner Sign shall not exceed 80% of the width of the building elevation onto which the Banner Sign is attached. For multi-tenant building, the width of the Banner Sign shall not exceed 80% of the leased tenant frontage.
5. Banner Signs shall be equipped with ventilation flaps.

E. Sign Walkers

Sign Walkers are permitted to operate within the City of Surprise, except for single-family residential zoning districts, subject to the following restrictions:

1. Sign Walkers may only operate during the hours of 7:00 AM to 7:00 PM Arizona time.
2. Sign Walkers may only operate on a sidewalk intended for pedestrian travel, but shall at no time block the free and unobstructed movement of pedestrians or vehicles.
3. Sign Walkers may carry a maximum of two (2) single-sided signs not exceeding three (3) square feet of sign copy each or one (1) double-sided sign not exceeding twelve (12) square feet of aggregate sign copy; however, in no case shall a Sign Walker carry any form of electronic messaging.
4. Sign Walkers shall not display a sign in any manner other than by personally holding or wearing said sign.

Section 8 – Violation and Enforcement

- A. **Violation:** Any temporary sign that is not in compliance with this policy and/or the Surprise Unified Development Code is in violation.

- B. **Penalties for Violation:** Any person, firm, or corporation who violates any provision of this policy, the Surprise Unified Development Code or any provision of any code adopted by the City of Surprise may be charged with a civil or criminal violation.
- C. **Notice of Violation:** Whenever the City Manager or designee determines there has been a violation of this policy, or has grounds to believe that a violation has occurred, notice shall be given in the following form and manner:
1. The Notice of Violation shall be given in writing.
 2. The Notice of Violation shall include a description of the real property sufficient for identification.
 3. The Notice of Violation shall include a statement of the violation or violations and why the Notice of Violation is being issued.
 4. The Notice of Violation shall include a correction order allowing a reasonable time to remedy the violation.
 5. The placement of any sign or substantially similar sign on the same premises after a Notice of Violation has been issued shall be deemed a continuation of the original violation.
 6. A Notice of Violation is not required for any Temporary Sign that is in violation of this Policy.
- D. **Delivery of Notice:** A Notice of Violation shall be deemed as being properly served if a copy thereof is delivered personally by an employee of the City of Surprise having the authority to do so, or is sent by Certified Mail (Return Receipt Requested) addressed to the last known address. If a Notice of Violation is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous location on the property of the alleged violation.
- E. **Removal of Signs:**
1. Any temporary sign that becomes non-conforming after the adoption of the Revised Sign Code shall be removed within ten (10) calendar days of the effective date of the Revised Sign Code.
 2. A Notice of Violation shall not be required to remove any sign that is identified in this policy as being prohibited, or that creates or has the potential to create a hazard to the public.
 3. Any Temporary Sign not specifically listed as an allowed use is

specifically not permitted and the City of Surprise may remove the sign or cause the sign to be removed.

4. If a Temporary Sign which would otherwise be permitted by this policy does not include the contact information as required by above, the City of Surprise may remove the sign or cause the sign to be removed.
5. The City of Surprise shall have the right to contact the individual whose name appears on a Temporary Sign and/or the property owner of the property onto which the Temporary Sign is erected for the purpose of verifying property owner consent. If property owner consent cannot be verified, the City of Surprise may remove the sign.
6. Any Temporary Sign that is removed by the City of Surprise for being in violation of this Chapter may be discarded five (5) business days following removal.

From: [Jim Beaudette](#)
To: [Robert Kuhfuss](#); [REDACTED]
Subject: Elimination of Open House signs on street corners etc.
Date: Saturday, August 12, 2017 10:48:56 AM

Hello,

By not allowing open house signs to direct prospective buyers to the home location has the potential to put the residents of Surprise who have listed their home for sale at a tremendous disadvantage compared to the communities that are close to Surprise. Surprise is a beautiful city, but finding certain streets and addresses can be very difficult. There are many prospective buyers who simply drive around in their car looking for open house signs. Open houses are a very effective way to market a home in our part of the Phoenix Valley. The open house signs do work very well. Please consider continuing to allow these signs to be utilized in Surprise.

Thank you so much

Jim Beaudette..... Long Realty West

Valley

Robert Kuhfuss

From: Cindy Kingery [REDACTED]
Sent: Wednesday, August 16, 2017 2:54 PM
To: Robert Kuhfuss
Subject: Enforcement of the current sign ordinance under consideration

Dear Mr. Kuhfuss,

I am a local Realtor, selling homes in Surprise, and I am in full support of the city's attempt to enforce the current sign ordinance. Driving either way on Bell Road in Surprise can be a challenge in and of itself, but throw in a sign-flipper or someone dressed as the Statue of Liberty can certainly draw the driver's eye away from the task at hand – driving safely.

However, in regards to that ordinance also covering Open House directional signs (Class 1, Temporary Small A-Frame signs), safely situated within a community of local streets, not busy thoroughfares, I feel that this ordinance is not only unnecessary but will have a harmful and negative effect on our homeowner's trying to get their homes sold. For instance, Sun City Grand does not allow signs within one block of Sunrise Blvd. and signs may not contain balloons, flags or any other distractions. Perhaps that could be a caveat when you are enforcing the sign ordinance, but **the City of Surprise should not be taking away our ability to successfully market our clients homes or growing our business.** Marketing a home includes Open Houses and that will impact local Realtors from growing their business. Remember that many of the agents holding the Open Houses are also Surprise residents and spend their earned dollars within the city.

Open Houses are an activity that certainly is popular in the Adult Communities of Surprise as well as a means of prospective buyers to view homes without the aid of an agent.

I strongly oppose the restrictions that prohibit the use of Class 1 Temporary Small A-Frame signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

*Regards,
Cindy*



Cindy Kingery,

[REDACTED]

From: [Joe Brown](#)
To: [Robert Kuhfuss](#)
Subject: Keep the temporary signs for Real Estate Open Houses
Date: Tuesday, September 05, 2017 12:44:47 PM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

Joe Brown
Associate Broker



From: [Ken Hill](#)
To: [Robert Kuhfuss](#)
Date: Thursday, August 17, 2017 1:14:56 PM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

Best Regards
KEN HILL
Long Realty Surprise



www.arizonapropertybykenhill.com

From: [Toni Froese](#)
To: [Robert Kuhfuss](#)
Subject: RE: A Frame signs banned in Surprise
Date: Wednesday, August 09, 2017 10:34:26 AM
Attachments: [image003.png](#)

Dear Mr. Kuhfuss,

I am sure you are being bombarding with emails and phone calls and I would like to make a suggestion. It would behoove you to explain WHY Surprise feels this ban on signs is necessary. It doesn't make any sense. If there is a specific reason as to how it can pertain to all businesses and Realtors trying to promote Surprise and your residents we would like to understand it. For the life of me, I cannot even phantom a reason for this rule.

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise.

I support modifying the code to allow the use of temporary signs to effectively market the homes that your constituency list for sale in Surprise.

Thank you for your consideration.

Respectfully,
Toni Froese, Realtor

Barbara "TONI" FROESE



GOD BLESS AMERICA

From: [Denise Williams](#)
To: [Robert Kuhfuss](#)
Subject: Restrictive signage
Date: Thursday, August 17, 2017 5:54:33 AM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

*Denise Williams
Realtor @ Long Realty, Surprise*

From: [Joan Boesen](#)
To: [Robert Kuhfuss](#)
Subject: Sign Code
Date: Monday, August 21, 2017 7:53:50 PM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

Joan Boesen, Associate Broker
GRI, CSSN, e-PRO, CPRES
Long Realty West Valley



 [panel](#)

Like my business page on facebook click above.

****Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS, call your escrow officer immediately at a number you trust to verify the information prior to sending funds.****

From: [Susie Waggoner](#)
To: [Robert Kuhfuss](#)
Subject: Sign ordinance for temporary signs
Date: Wednesday, August 16, 2017 3:45:17 PM

Dear Mr. Kuhfuss,

I am a local REALTOR® and I list and sell homes in Surprise. I strongly oppose the restrictions that currently prohibit the use of temporary signs as indicated in the Surprise sign code. This code/rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. I would encourage Planning and Zoning as well as City Council Leaders to support modifying the code to allow the use of temporary signs to effectively market the homes that are listed for sale in Surprise, as well as limiting the number of signs that can be used. I completely understand and agree that there is NO need for signs every 2-3 feet and several signs on all 4 corners. It would be helpful to be able to place signs indicating where to turn, some houses would require only 5-6 signs but others may need to have many more. Perhaps defining 1 sign every X feet or at each street/intersection necessary to access the home.

Thank you for your consideration.

Respectfully,

Susie



Susie Waggoner,
REALTOR®, GRI®, SRES®
Long Realty West Valley
[REDACTED]
[REDACTED]

From: [Darlene Duke](#)
To: [Robert Kuhfuss](#)
Cc: [Darlene Duke](#)
Subject: Sign ordinance
Date: Sunday, August 13, 2017 8:50:28 AM

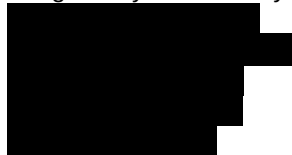
Dear Mr. kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

Darlene Duke
Long Realty West Valley



From: [Lona King](#)
To: [Robert Kuhfuss](#)
Subject: Sign Restriction
Date: Wednesday, August 09, 2017 12:05:32 PM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

Lona King
Long Realty West Valley



From: [Dana Barrette](#)
To: [Robert Kuhfuss](#)
Subject: Surprise Sign Code -- Allow Use of Temporary Signs
Date: Thursday, August 10, 2017 12:58:04 PM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

--

Dana J. Barrette
Realtor
Long Realty - West Valley

Knowledge. Expertise. Results.



From: [Roberta Davidson 623-889-1992](mailto:Roberta.Davidson@kellerwilliams.com)
To: [Robert Kuhfuss](#)
Subject: Surprise Sign Code Update
Date: Wednesday, August 09, 2017 10:22:30 AM

Dear Mr. Kuhfuss,

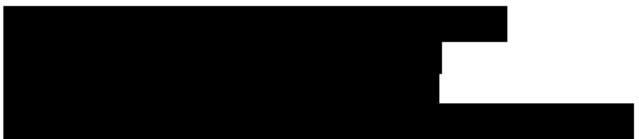
I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,



Roberta Davidson, GRI, CNE, REALTOR®, PLLC
Keller Williams Realty Professional Partners



From: [Dale Peterson](#)
To: [Robert Kuhfuss](#)
Subject: Surprise Sign Code
Date: Saturday, August 19, 2017 11:34:35 AM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

Dale Peterson

LONG REALTY WEST VALLEY



From: [Rachel Van Hoesen](#)
To: [Robert Kuhfuss](#)
Subject: Surprise Sign Petition Signatures
Date: Friday, August 18, 2017 10:57:22 AM
Attachments: [Scan.pdf](#)

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Attached is many signatures collected from our office signing the petition.

Respectfully,

The office of Long Realty West Valley

Rachel Van Hoesen

Listing Coordinator

Long Realty West Valley

[REDACTED]
[REDACTED]
[REDACTED]

From: [Mike Reppy](#)
To: [Robert Kuhfuss](#)
Subject: Surprise
Date: Wednesday, August 09, 2017 10:18:27 AM

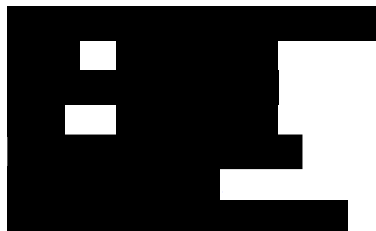
Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

MIKE REPPY
REALTOR
Multi-Million Dollar Producer



From: [Van Carranza](#)
To: [Robert Kuhfuss](#)
Subject: Temporary Real Estate Signs
Date: Friday, August 18, 2017 7:28:12 PM
Attachments: [OutlookEmoji-1464325383188_Mvc2238db2-0c7b-4dd3-b151-dba5974affdf.jpg](#)

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

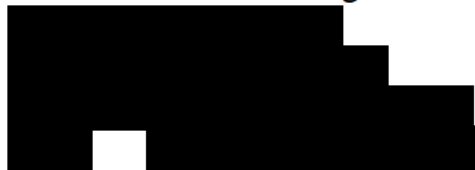
Thank you for your consideration.

Respectfully,

Van Carranza



Van Carranza



From: [Bob File](#)
To: [Robert Kuhfuss](#)
Subject: Temporary Sign Ordinance
Date: Wednesday, August 09, 2017 4:34:38 PM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,
Robert File
Long Realty West Valley
Sent from my iPhone

From: [Patti](#)
To: [Robert Kuhfuss](#)
Cc: jblanton13@cox.net
Subject: Temporary Sign Regulation - Surprise AZ
Date: Wednesday, August 09, 2017 11:32:50 AM

Dear Mr. Kuhfuss:

As active Realtors in the Surprise area we are writing to strongly oppose restrictions that prohibit the use of temporary signs - now a part of the Surprise sign code.

This code is extremely detrimental to any homeowner attempting to sell their home and, at the same time, detrimental to the City of Surprise as a whole. Homes that stay on the market for an extended period of time do nothing but decrease home values as you can see by reading and keeping abreast of home sales across the country.

If nothing else, serious consideration should be given to modifying the code to allow the use of temporary signs to effectively market the homes that we and our peers/colleagues list for sale in Surprise.

Patti Blanton/Debbie Myers
REALTORS
Long Realty West Valley



From: [Angela Brunetti](#)
To: [Robert Kuhfuss](#)
Subject: Temporary Sign Restrictions
Date: Wednesday, August 09, 2017 11:01:18 AM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

Angela Brunetti

Angela Brunetti
REALTOR®



Long Realty West Valley



From: [Dale Chandler](#)
To: [Robert Kuhfuss](#)
Subject: Temporary Sign use
Date: Wednesday, August 09, 2017 5:17:47 PM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

*Respectfully,
Dale Chandler, Associate Broker
Above & Beyond Realty*



Thank you,

Dale Chandler

Associate Broker

Above & Beyond Realty

"Success Through Serving Others" DaleChandler.com



From: [Marcie Coffman](#)
To: [Robert Kuhfuss](#)
Subject: Temporary Signs
Date: Wednesday, August 16, 2017 1:55:18 PM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

Marcie Coffman

A black rectangular redaction box covering the signature area.

From: [Marcia File](#)
To: [Robert Kuhfuss](#)
Subject: Temporary signs
Date: Wednesday, August 30, 2017 7:59:11 PM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of every home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

Respectfully,

Marcia File

Long Realty West Valley

From: [Margaret Popp](#)
To: [Robert Kuhfuss](#)
Subject: Temporary Signs to Market Surprise Homes
Date: Wednesday, August 09, 2017 12:09:20 PM

Dear Mr. Kuhfuss,

I am a local Realtor selling homes in Surprise. I strongly oppose the restrictions that prohibit the use of temporary signs currently included in the Surprise sign code. This rule creates a serious disadvantage for Surprise homeowners and their Realtors when marketing their homes for sale. This rule threatens the value of EVERY home in Surprise. I support modifying the code to allow the use of temporary signs to effectively market the homes that I list for sale in Surprise.

Thank you for your consideration.

*Respectfully,
Margi Popp*

--

MARGI POPP
e-Pro/Realtor®
Seller and Buyer Agent

"The secret of success in life is for a man to be ready for his opportunity when it comes."
Author Abraham Lincoln

LONG REALTY WEST VALLEY



From: [Liz Recchia](#)
To: [Robert Kuhfuss](#)
Cc: [Kathy Basque](#)
Subject: WeMAR comments to Council re: Feb vote
Date: Wednesday, August 09, 2017 12:54:19 PM
Attachments: [image001.jpg](#)
[image002.jpg](#)
[Letter WeMAR sent to Mayor & Council Plus Signature Pages.pdf](#)

Hi Robert,

I hope this finds you well.

I wanted to let you know we sent a letter to the Mayor and City Council yesterday regarding the February vote on the sign ordinance extension.

I have attached a copy of the package we sent for your reference. Additionally, we will be making comments at the August 15th City Council meeting.

I appreciate the comments you and Eric have made before the P&Z Committee and your recognition that temporary signage is important to residents and business.

Please let me know if you have any questions.

Thank you,

Liz Recchia

Government Affairs Director

West Maricopa Association of REALTORS®

[REDACTED]

[REDACTED]

2015 WeMAR REALTOR® of the Year

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Follow WeMAR on [Facebook](#) and [Twitter](#)!

Also, check out our [REALTOR Store](#) and our [School of Real Estate](#)!



Liz Recchia
Government Affairs Director
West Maricopa Association of REALTORS®



To:
Mayor Wolcott and City Council
City of Surprise
16000 N Civic Center Plaza
Surprise, Az 85374

August 1, 2017

Dear Mayor Wolcott and City Council,

I am writing on behalf of the members of WeMAR, the West Maricopa Association of REALTORS®.

In February 2017, you voted to remove temporary sign policies in place since 2009. The reasons for the temporary sign policy are still valid. We request you reconsider, and allow those temporary policies to be put back in place.

Adequate, visible and legible signage is very important to business, their customers and the community. Surprise has several retail and business developments in which signage is not adequate or visible to passersby.

REALTORS® who have been hired to list and sell property on behalf of a property owner, depend on temporary signage to direct potential customers to the property and to identify a property as "for sale" or "for lease".



Property owners offering their property for sale or lease, or holding a garage sale, also depend on temporary signage.

The current ban on temporary A-Frame signs and limited temporary signage makes conducting business, open houses and other events extremely difficult. Businesses depend on A-Frame signs to direct customers to the entrance of their complex. REALTORS® conducting open houses rely on A-Frame signs to direct traffic to the property efficiently. Property owners depend on A-Frame signs in a like manner.

Waiting until a new sign ordinance is adopted places a substantial burden on business and property owners.

We ask you to reconsider, and allow the sign policy to be as it has been since 2009 until a new sign ordinance is established.

Sincerely,



Liz Recchia

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Walt Patterson

Walt Patterson

ColdwellBanker

Rick Messersmith

Rick

" "

Susan Bear

Susan Bear

" "

James Musselman

James Musselman

Coldwell Banker

Charles Thompson

Charles Thompson

Coldwell Banker

RITA KRENTZEL

Rita Krentzel

Coldwell Banker

MITCH WOLFE

Mitch Wolfe

Coldwell Banker

Nicola Piasnikowski

Nicola Piasnikowski

Coldwell Banker

DEREK OSTROVSKI

Derek Ostrovski

Coldwell Banker

Dorothy Quimette

Dorothy Quimette

Coldwell Banker

MIKE LUOSTEN

Mike Luosten

Coldwell Banker

SCILLA SMITH

Scilla Smith

Coldwell Banker

JOE RANDALL

Joe Randall

Coldwell Banker

OLIVIA COUZ

Olivia Couz

Coldwell Banker

JUDITH GLEY

Judith Gley

Coldwell Banker

Teresa Anderson

Teresa Anderson

Coldwell Banker

NAME (PRINT)

NAME (SIGN)

BROKERAGE

NAME (PRINT)	NAME (SIGN)	BROKERAGE
Kellydawn Zollinger	Kellydawn Zollinger	REAL LIVING Property for You
Tereza KUBO-ACUNA	Tereza KUBO-ACUNA	REAL LIVING Property for You
Aubrey Smith	Aubrey Smith	REAL LIVING Property for You
Leanne Fisher	Leanne Fisher	REAL LIVING Property for You
Nichelle Hiebert	Nichelle Hiebert	REAL LIVING Property for You!
Jack Hansen	Jack Hansen	REAL LIVING Property for You
Dennis Goodnick	Dennis Goodnick	REAL LIVING Property for You
Chris Hendrick	Chris Hendrick	REAL LIVING Property for You
Michael Klein	Michael Klein	REAL LIVING Property for You
Bill GADDIS	Bill GADDIS	REAL LIVING Property for You
Stephan Lauer	Stephan Lauer	REAL LIVING Property for You
Lisa Miller	Lisa Miller	REAL LIVING Property for You
William E. ASHWEIL	William E. ASHWEIL	REAL LIVING Property for You
Donna Stogden	Donna Stogden	REAL LIVING Property for You
Deanna Hutton	Deanna Hutton	REAL LIVING Property for You
Luke Lewis	Luke Lewis	REAL LIVING Property for You

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Cynthia Parker

Cynthia Parker

Keller Williams
Realty Professionals
Partners

LaMont Parker

LaMont Parker

Keller Williams
Realty Professionals
Partners

NAME (PRINT)

NAME (SIGN)

BROKERAGE

NAME (PRINT)	NAME (SIGN)	BROKERAGE
Andy Kest	[Signature]	Keller Williams
Eric Sanchez	[Signature]	Keller Williams
Carla Sanchez	[Signature]	Keller Williams
Anthony Hasele	[Signature]	Keller Williams
Underson Shelly	[Signature]	Keller Williams
Varlene Hays Shivers	[Signature]	Keller Williams
Lori Kennedy	[Signature]	Keller Williams
Erica [unclear]	[Signature]	Keller Williams
Ernest [unclear]	[Signature]	Keller Williams
Al [unclear]	[Signature]	Keller Williams
Angi Smith	[Signature]	Keller Williams
Alexa Smith	[Signature]	Keller Williams
Joyce [unclear]	[Signature]	Keller Williams
Sarah Struck	[Signature]	Keller Williams
Tan [unclear]	[Signature]	Keller Williams
Kelly [unclear]	[Signature]	Keller Williams
Adam [unclear]	[Signature]	Keller Williams

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Wanda Neat	W. Neat	Realty One Group
Mary Balderago	M. Balderago	Realty One Group
Chris Kraemer	Chris Kraemer	Realty One Group
Maria Paulina Ruiz	Maria P. Ruiz	Realty One Group
Yolanda Ruiz	Yolanda Ruiz	Realty One Group
Debra Ruiz	Debra Ruiz	Realty One Group
Phillis Giordano	Phillis Giordano	Realty One Group
Hettie S. Smith	Hettie S. Smith	Realty One Group
Lynn Ashton	Lynn Ashton	Realty One Group
Naomi Valles	Naomi Valles	Realty One Group
Cheryl Krede	Cheryl Krede	Realty One Group
Geetha Kene	Geetha Kene	Realty One Group
WIOLETA KAPUSTA	W. Kapusta	Realty One Group
Donna Laguna	Donna Laguna	Realty One Group
Yasenia Estrada	Yasenia Estrada	Realty One Group
Brian Cross	Brian Cross	Realty One Group
Larry Krueger	Larry Krueger	Realty One Group
Angela Giddings	Angela Giddings	Realty One Group
Karla Goodman	Karla Goodman	Realty One Group
Rae Sweet	Rae Sweet	Realty One Group

NAME (PRINT)

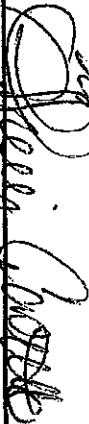
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BROKERAGE

MATTHEW MOORE

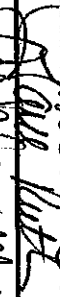
REALTY ONE GROUP

Sheri Castillo



Realty One Group

Tina Rothrock



Realty One Group

HEMEL M. HALL



Realty One Group

Sally Roer



Realty One Group

SESHU MADH



Realty One Group

Janell Lloyd



Realty One Group

Boldy Klatter



Realty One Group

Morgan Bailey



Realty One Group

Dolly Pearson



Realty One Group

Debra Lynn



Realty One Group

Calvin Williams



Realty One Group

Jay Oliver



Desert Home Premier

Isaac Schlegel



Reprints Preferred Choice

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Patricia Haines	Patricia Haines	Award Realty
SANDRA Fullerton	Sandra Fullerton	Award Realty
Maureen Sciotino	Maureen Sciotino	Award Realty
TAK Cattel	TAK Cattel	Award Realty
Robert E. BRISBY	Robert E. BRISBY	Award Realty
KIRBY M. BERRERS	KIRBY M. BERRERS	Award Realty
Lee Brubaker	Lee Brubaker	Award Realty
Debra J. Kramer	Debra J. Kramer	Award Realty
MIKE MARY	MIKE MARY	Award Realty
Emelinda Evans	Emelinda Evans	Award Realty
STEVE BRAUN	STEVE BRAUN	Award Realty
CARL SCHUEITZ	CARL SCHUEITZ	Award Realty
Joanna Coone	Joanna Coone	Award Realty
Kevin Wampler	Kevin Wampler	Award Realty
Janette Wampler	Janette Wampler	Award Realty
PHILIP E. HALDER	PHILIP E. HALDER	Award Realty
Thomas A. Halder	Thomas A. Halder	Award Realty
LEONA K. PETERS	LEONA K. PETERS	Award Realty
Mark Reinhardt	Mark Reinhardt	Award Realty
Randy Strick	Randy Strick	Award Realty

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Louise L. Byrne	Louise L. Byrne	Award Realty
Howard BenHoe	Howard BenHoe	" "
Mickey McGee	Mickey McGee	" "
MICHAEL POWERS	MICHAEL POWERS	" "
Georgina J. Starnwood	Georgina J. Starnwood	" "
Sue Beckwith	Sue Beckwith	Award Realty
William T. Brown	William T. Brown	Memoes T&T
William A. Shaw	William A. Shaw	Award Realty
GREENE BROOKS	Green D. Brooks	THURSDAY 12:45 PM
Kay Peterson	Kay A. Peterson	Award Realty
Shirley Dale	Shirley Dale	Award Realty
Joanne L. Hall	Joanne L. Hall	Award Realty
David Hall	David Hall	Award Realty
BOB STARK	BOB STARK	Award Realty
Andrea Bartsch	Andrea Bartsch	Award Realty
ARVID O. PETERSON	Arvid O. Peterson	Award Realty
Kent Potts	Kent Potts	Award Realty

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Brian McMahon

Brian McMahon

HomeSmart

Roxes Bojorgues

Roxes Bojorgues

HomeSmart

Sharon Rowison

Sharon Rowison

HomeSmart

Pam Rives

Pam Rives

HomeSmart

Deborah Carlsson

Deborah Carlsson

HomeSmart

David Hackety

David Hackety

HomeSmart

Elis Mulder

Elis Mulder

HomeSmart

Charlotte Brown

Charlotte Brown

HomeSmart

Kathy Stevers

Kathy Stevers

HomeSmart

Carol Dwyer

Carol Dwyer

HomeSmart

Maryann Gomez

Maryann Gomez

HomeSmart

Aggie L. Hartman

Aggie L. Hartman

HomeSmart

John Stevens

John Stevens

HomeSmart

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Christine Smith

Christine Smith

HomeSmart

Duane Smith

Duane Smith

HomeSmart

Olga Barthel

Olga Barthel

HomeSmart

Martha Navaro

Martha Navaro

HomeSmart

ROBERT PETROWSKI

Robert Petrowski

HomeSmart

Anna Carl

Anna Carl

HomeSmart

Edelweiss

Edelweiss

HomeSmart

ELLY WHITE

Elly White

HomeSmart

AUGUST WASSER

August Wasser

HomeSmart

Heidi Zimmer

Heidi Zimmer

HomeSmart

NAME (PRINT)

NAME (SIGN)

BROKERAGE

James Eyer

James Eyer

HomeSmart

MICHELLE STAN

Michelle Stan

HomeSmart

MARTY GREENBERG

Marty Greenberg

HomeSmart

James Kessler

James Kessler

HomeSmart

Baron Wacker

Baron Wacker

HomeSmart

PAT KETCHAM

Pat Ketcham

HomeSmart

Mark Olsen

Mark Olsen

HomeSmart

Laura Wilkerson

Laura Wilkerson

HomeSmart

Diana Hurst

Diana Hurst

HomeSmart

Brooke Kistner

Brooke Kistner

HomeSmart

David Mander

David Mander

HomeSmart

Rebecca Mank

Rebecca Mank

HomeSmart

NAME (PRINT)

NAME (SIGN)

BROKERAGE

NAME (PRINT)	NAME (SIGN)	BROKERAGE
Amelia Giventa	Amelia Giventa	HomeSmart
MARREN HOLLIS	MARREN HOLLIS	HomeSmart
Denise Vines	Denise Vines	HomeSmart
Kunda O Noel	Kunda O Noel	HomeSmart
Philip Daniels	Philip Daniels	HomeSmart
Randi Klein	Randi Klein	HomeSmart
RT Millersmith	RT Millersmith	HomeSmart
ORLAND J SANDSON	ORLAND J SANDSON	HomeSmart
OP SANDSON	OP SANDSON	HomeSmart
BARRY LAMONT GREENS	BARRY LAMONT GREENS	HomeSmart
Brandie L. Cheeks	Brandie L. Cheeks	HomeSmart

NAME (PRINT)

NAME (SIGN)

BROKERAGE

NAME (PRINT)	NAME (SIGN)	BROKERAGE
Indy Boell	Indy Boell	KW
John Wynn	John Wynn	KW
Kira St	Kira St	KW
John Bradburn	John Bradburn	KW
Marsela Reynolds	Marsela Reynolds	KW
Tracey A. Banning	Tracey A. Banning	KW
Yoland Bizarro	Yoland Bizarro	KW
Michael Jones	Michael Jones	KW
Michael Gore	Michael Gore	KW
East MDavis	East MDavis	KW
John D. Humes	John D. Humes	KW
Marshall Boies	Marshall Boies	KW
John D. Humes	John D. Humes	KW
Christie McCulley	Christie McCulley	KW
Paul Provey	Paul Provey	KW
Stacy Christian	Stacy Christian	KW
Connie Drelling	Connie Drelling	KW
Edan Archibald	Edan Archibald	KW

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Gres Parler

Gres Parler

KW

Fred Delgado

Fred Delgado

KW

Carl Anderson

Carl Anderson

KW

Marcel Muthery

Marcel Muthery

KW

Patly Piciardini

Patly Piciardini

KW

Heather Rose

Heather Rose

KW

Robert Plin

Robert Plin

KW

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Tedd Smith



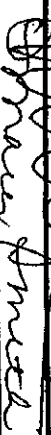
Kenneth Williams & Paul Partners

Shannon Cunningham



Keller Williams and Prof. Partners

Maest Smith

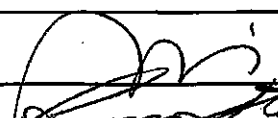
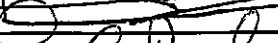
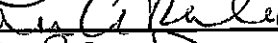
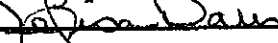
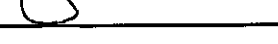


Keller Williams Pro Partners

NAME (PRINT)

NAME (SIGN)

BROKERAGE

PATRICK DAVIS		Russ Lyon Sotheby's
CAMDEN STEELE		INTL REALTY
JAMON BROCKMAN		Russ Lyon Sotheby's Intc.
Mary Beth Clive		Russ Lyon Sotheby's Realty
Cindy Smith		Russ Lyon S I R
Linda Kaiser		Russ Lyon S I R
DAVID FRIEDMAN		Russ Lyon Sotheby's Intl Realty
Lori Reiland		Russ Lyon Sotheby's Intl Realty
DELISA DAUM		Russ Lyon Sotheby's Realty

DigiSign Verified: CFAEFBC5-0FA2-43BA-B510-4BF93ABE0E83

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Susan Lutz

Susan Lutz

CENTURY 21 Arizona Foothills

Surprise Resident Agents.

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Ginger Zilk	<i>[Signature]</i>	West USA Realty
Trish Bratt	<i>[Signature]</i>	West USA Realty
Erica Blankenship	<i>[Signature]</i>	West USA Realty
Erica Blankenship	<i>[Signature]</i>	West USA Realty
Michelle Lewis	<i>[Signature]</i>	West USA Realty
Teri Mogensen	<i>[Signature]</i>	West USA Realty
Scott Schultz	<i>[Signature]</i>	West USA Realty
Sammy Bowring	<i>[Signature]</i>	West USA Realty
DAVID NOCHRAAL	<i>[Signature]</i>	West USA Realty
Michelle Cochran	<i>[Signature]</i>	West USA Realty
Deborah Lamb	<i>[Signature]</i>	West USA Realty
Angela McIver	<i>[Signature]</i>	West USA Realty
Debbie Long	<i>[Signature]</i>	West USA Realty
Ann Pulver	<i>[Signature]</i>	West USA Realty
Deborah Welch	<i>[Signature]</i>	West USA Realty
Julie Kolland	<i>[Signature]</i>	West USA Realty
Jesse Gregory	<i>[Signature]</i>	West USA Realty

NAME (PRINT)

NAME (SIGN)

BROKERAGE

Karen Cahill

Karen Cahill

Century 21 AZ Foothills

JUAN GOMEZ SALES

~~JUAN GOMEZ SALES~~

Century 21 AZ Foothills

Leonard Kelley

Leonard Kelley

Century 21 AZ Foothills

NAME (PRINT)

NAME (SIGN)

BROKERAGE

JACK TOWERS	J E Tamm	Long Realty Sunc
KIMBERLY MANKOWSKI	Kim Mankowski	Long Realty West Valley
JUDY PRIER-LEWIS	Judy Prier-Lewis	Long Realty
Craig Ploeger	Craig Ploeger	Long Realty West Valley
Maranetta Ploeger	Maranetta Ploeger	Long Realty West Valley
CARY ANTKU	Cary Antku	" "
Nancy Mazour	Nancy Mazour	" "
JOSEPH FARRINO	Joseph Farrino	Long Realty
SUSIE WAGGONER	Susie Waggoner	Long Realty
Pamela Bahl	Pamela Bahl	Long Realty West Valley
Don Wheeler-Riley	Don Wheeler-Riley	Long Realty West Valley
MARIE COFFMAN	Marie Coffman	Long Realty " "
Nancy Miska	Nancy Miska	Long Realty West Valley
Pamela Martin	Pamela Martin	Long Realty West Valley
Jim Haubrich	Jim Haubrich	" " " "
DARCENE TAFFE	Darlene Taffe	Long Realty West Valley
DIANA SNYDER	Diana Snyder	Long Realty West Valley
Ellen Rose Plotkin	Ellen Rose Plotkin	Long Realty West Valley
Rebecca Good	Rebecca Good	Long Realty West Valley
MATTHEW GEORGE	Matthew B. George	Long Realty West Valley
Jerry Rickles	Jerry Rickles	" " "

BROKERAGE

Susan Markus	Susan Markus	Long Realty
Van Carranza	Van Carranza	Long Realty
Kyle Conroy	Kyle Conroy	Long Realty
Grill Burgari	Grill Burgari	Long Realty
Deby Curcio	Deby Curcio	Long Realty
JAMES P. WATTAWISKY	JAMES P. WATTAWISKY	Long Realty
JOSE MARIE PLANT	JOSE MARIE PLANT	Long Realty
LINDA VAN PEURSEM	LINDA VAN PEURSEM	Long Realty
Heather VanPurseum	Heather VanPurseum	Long Realty
Yvette Kaplan	Yvette Kaplan	Long Realty

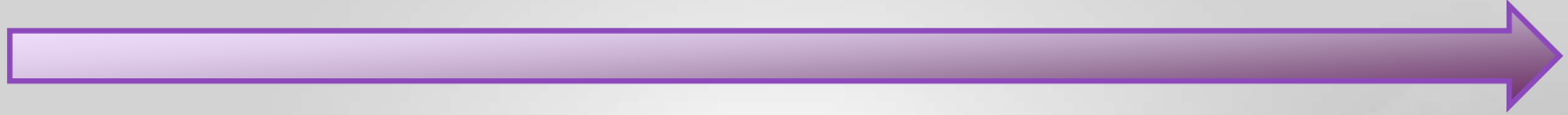


FS15-311 Sign Code Update

Planning and Zoning Commission
October 5, 2017



Progress to-date



- P&Z Commission discussion item April 16, 2015
- City Council work session April 21, 2015
- Research, imagery collection
- U.S. Supreme Court decision on Reed v. Town of Gilbert
- Workshops regarding Reed v. Town of Gilbert
- City Council discussion September 1, 2015
- Preparation of draft language
- City Council Discussion – March 7, 2017
- Four outreach meetings March 8 through 29, 2017
- EMC Demonstration – March 14, 2017
- P&Z Discussion – April 20, 2017
- P&Z Discussion – July 6, 2017
- P&Z Discussion – July 20, 2017
- P&Z Discussion – August 03, 2017



Reed v. Town of Gilbert



- Case brought by a church over weekend placement of directional signs.
- U.S. Supreme Court clarified that if the enforcement officer needs to read the words on the sign to enforce the ordinance, the ordinance is presumptively unconstitutional. (Content-Neutrality)
- Focus on *Content Neutral* topics such as size of signs, sign materials, lighting, moving parts, portability of the sign or the location (public or private property) of the sign.
- Establish regulations for important signs such as government directional signs and traffic control signs along roads.

http://www.supremecourt.gov/opinions/14pdf/13-502_9olb.pdf



Next Steps (tentative)



- **P&Z Work Session September 7, 2017 (cancelled)**
 - Open Discussion
 - Summary of Revisions
- **P&Z Work Session October 5, 2017**
 - Update
- **P&Z Work Session TBD**
 - Open Discussion
 - Summary of Revisions
- **P&Z Hearing October 5, 2017 (postponed)**
- **City Council Work Session November 7, 2017 (postponed)**



Topics of Discussion

- **New Temporary Sign Policy**
- **Proposed Model Home Complex Sign Policy**
- **Active Residential Subdivision Signs**
- **Methods of Measurement**
- **Building Wall Signs**
- **Class I & Class II Signs**
- **Class V & Class VI Signs**
- **Billboards & Freeway Monument Signs**



New Temporary Sign Policy

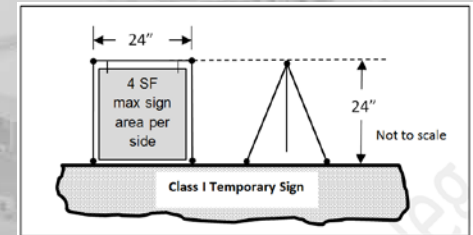
- **Adopted by City Council on September 5th 2017**
 - **Class I Temporary Signs**
 - **Class II Temporary Signs**
 - **Banner Signs**
 - **Sign Walkers**
- **Effective date October 5th, 2017**



New Temporary Sign Policy

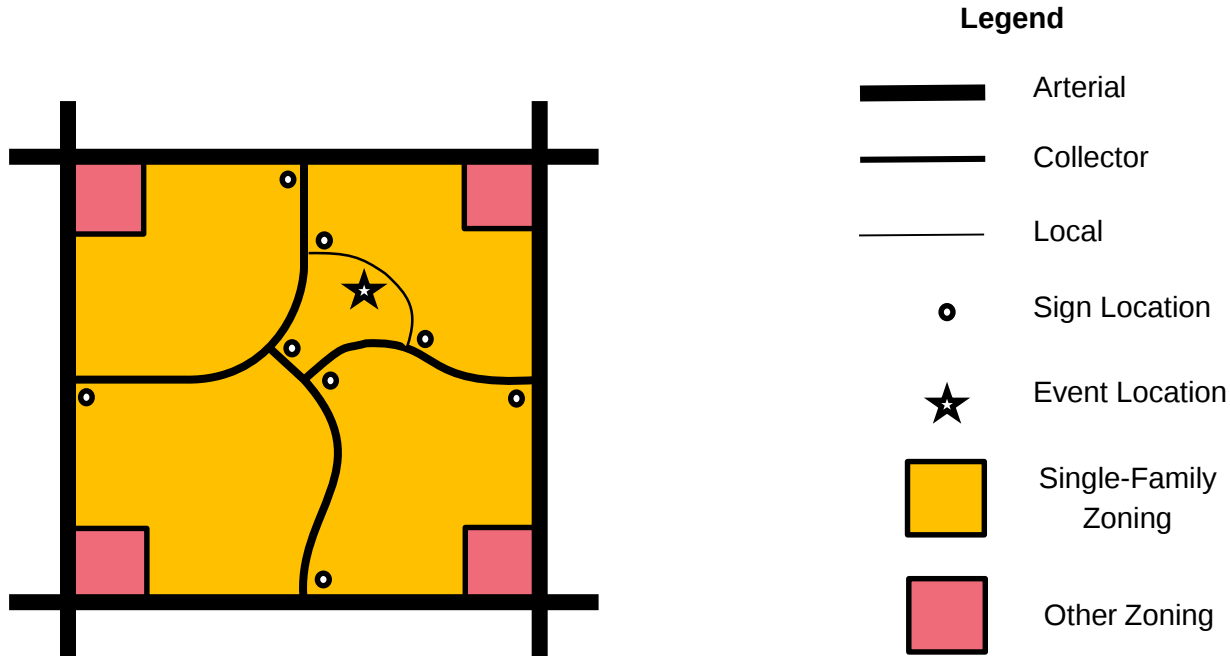
➤ Class I Temporary Signs:

- o Allows for Class I Temporary Signs in conjunction with a Lawful Temporary Use in Residential or Temporary Use Permit.
- o Ratio of 1 sign per street intersection per Lawful Temporary Event, provided none are located beyond the closest arterial street.
- o May be placed in the street right-of-way but not sidewalk, bike lane, travel lane or median.
- o Allowed between 1 hour before event and 1 hour after event



New Temporary Sign Policy

CLASS I TEMPORARY SIGN LOCATIONS

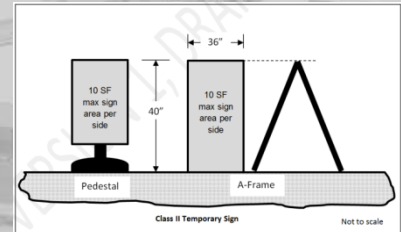


Note: This illustration not included in the New Temporary Sign Policy, but may be included in the draft code.

New Temporary Sign Policy

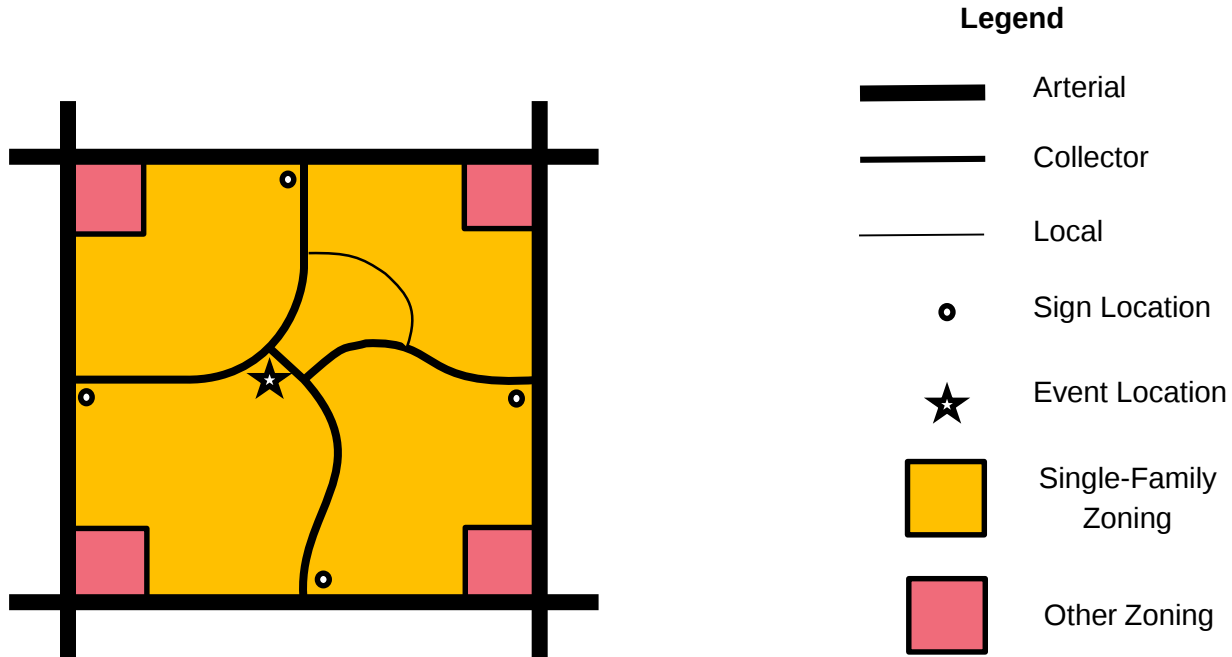
➤ Class II Temporary Signs:

- o Allows for Class II Temporary Signs in conjunction with a lawful commercial use (including Cottage Industries but not Home Occupations), Lawful Temporary Use in Residential or Temporary Use Permit
- o Located within 15' of customer entrance of the building in commercial
- o Ratio of 4 signs per Lawful Temporary Event in residential, provided none are located beyond the closest arterial street
- o May be placed in the street right-of-way but not sidewalk, bike lane or travel lane or median or sight triangle
- o Allowed between 4:00 PM Friday through 11:00 PM Sunday for LTE. Otherwise, business hours of the associated business



New Temporary Sign Policy

CLASS II TEMPORARY SIGN LOCATIONS



Note: This illustration not included in the New Temporary Sign Policy, but may be included in the draft code.

New Temporary Sign Policy

➤ Banner Signs:

- o Allows for 1 Banner sign per non-residential building.
- o Must be securely attached.
- o 1 square foot per 1 linear foot of elevation NTE 500 square feet.
- o 80% of building width for single-tenant buildings.
- o 80% of tenant width for multi-tenant buildings.
- o Ventilation flaps required.



New Temporary Sign Policy

➤ Sign Walkers:

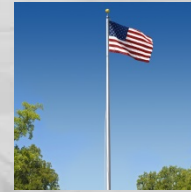
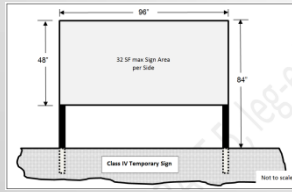
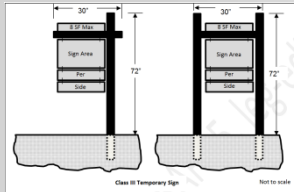
- o 7:00AM to 7:00 PM.
- o May operate on sidewalk only provided activity does not block pedestrian movement.
- o 2 single-sided signs not to exceed 3 square feet each or 1 double-sided sign NTE 12 square feet total
- o No electronic messaging
- o Sign walker must physically carry the sign



Proposed Model Home Complex Sign Policy

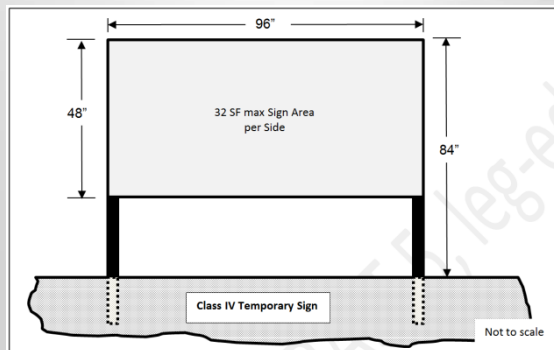
➤ Targeting early October 2017 City Council:

- 1 Class III Temporary Sign per MHC lot
- 1 Class IV Temporary Sign per MHC
- 1 Awning Sign at Sales Office entrance
- 1 Flagpole NTE 45' per MHC
- 2 Flagpoles NTE 20' per MHC lot



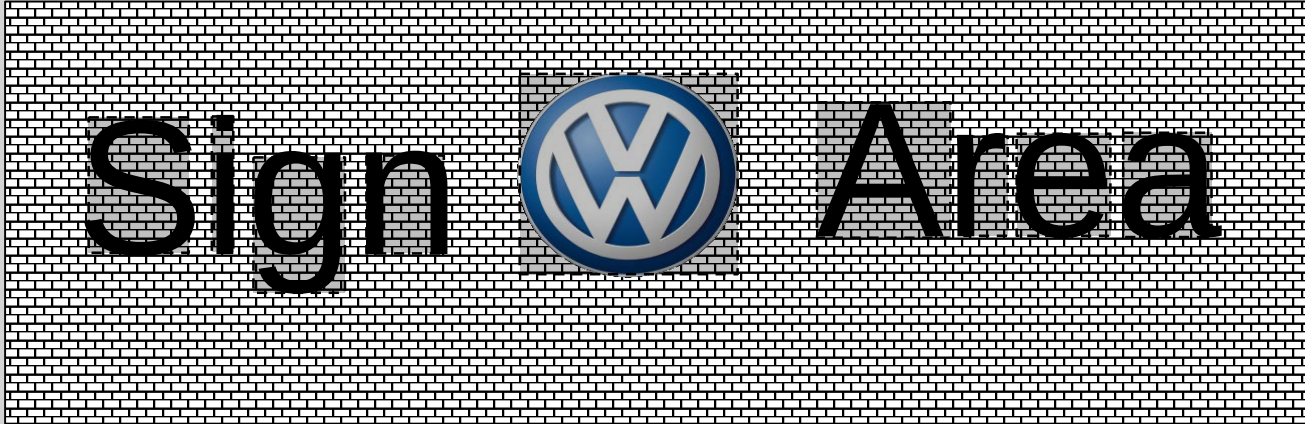
Active Residential Subdivision Signs

- **Potential new language in draft sign code:**
 - Must be an “active single-family residential subdivision”
 - One Class IV Temporary Sign per subdivision
 - Must be located on-site within 20’ of arterial or collector right-of-way
 - May be increased to 12’ in height
 - Must be removed at closeout of the subdivision



Methods of Measurement

➤ Multiple Rectangle Sign Area Method:



Shaded area represents sign area

Unframed Sign Area

Building Wall Signs

➤ Wall Sign Ratios



Class I and Class II Monument Signs



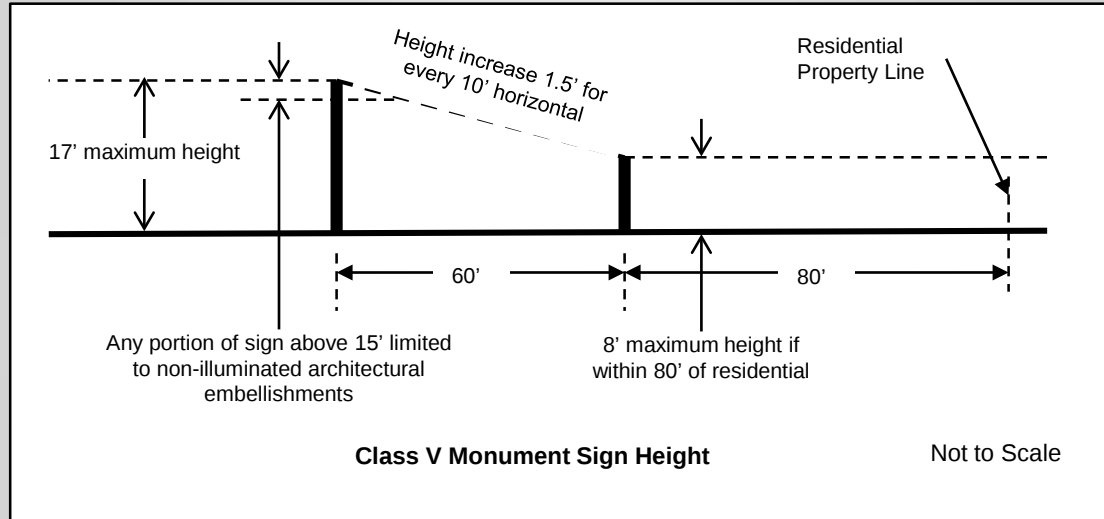
Class I Freestanding Sign



Class II Freestanding Sign

- Increase maximum height from 6' to 8'
- Increase maximum sign area from 24 sf to 50 sf

Class V and Class VI Monument Signs



- **Combine Class V and Class VI into single category**
- **Set maximum height relative to distance from residential up to 17'**
- **Height above 15' limited to non-illuminated architectural embellishments**

Class V and Class VI Monument Signs

MAXIMUM SIGN AREA FOR CLASS V MONUMENT SIGNS			
Distance from Residential	Maximum Height of Sign ¹	Minimum Height to Bottom of Sign Copy ²	Maximum Sign Area
80' or less	8'	4'	24 (sf) ³
90'	9.5'	4'	33 (sf) ³
100'	11'	4'	42 (sf) ³
110'	12.5'	5'	90 (sf) ⁴
120'	14'	5'	108 (sf) ⁴
130'	15.5'	5'	120 (sf) ⁴
140' or more	17'	5'	120 (sf) ⁴
Footnotes:			
¹ Based on 1.5' vertical per 10' horizontal			
² Based on ISA recommendations as applied to Surprise collector vs. arterial ROW widths			
³ Based on assumed sign width of 6'			
⁴ Based on assumed sign width of 12'			

- **Set maximum sign area relative to maximum height / distance from residential**

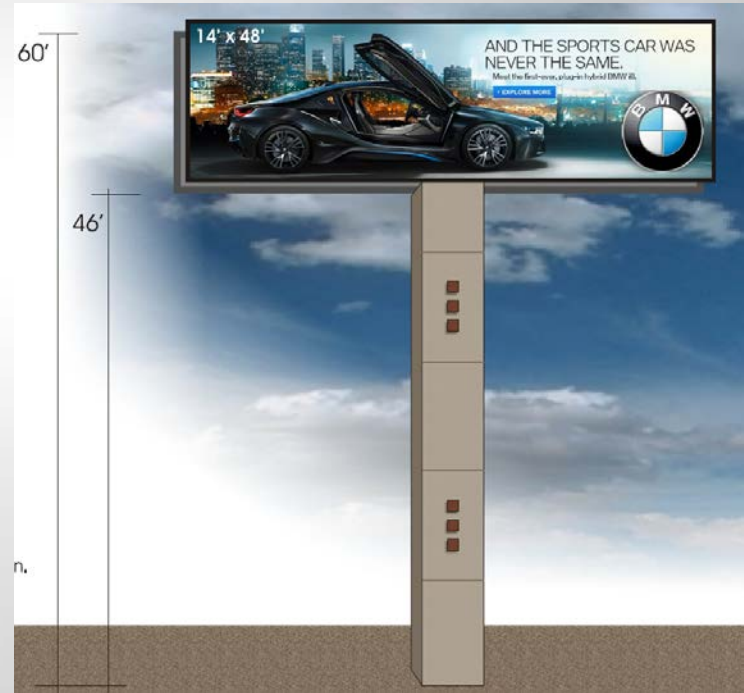
Billboard Signs

➤ Electronic vs. Static Messaging



Billboard Signs

➤ Architectural Embellishments



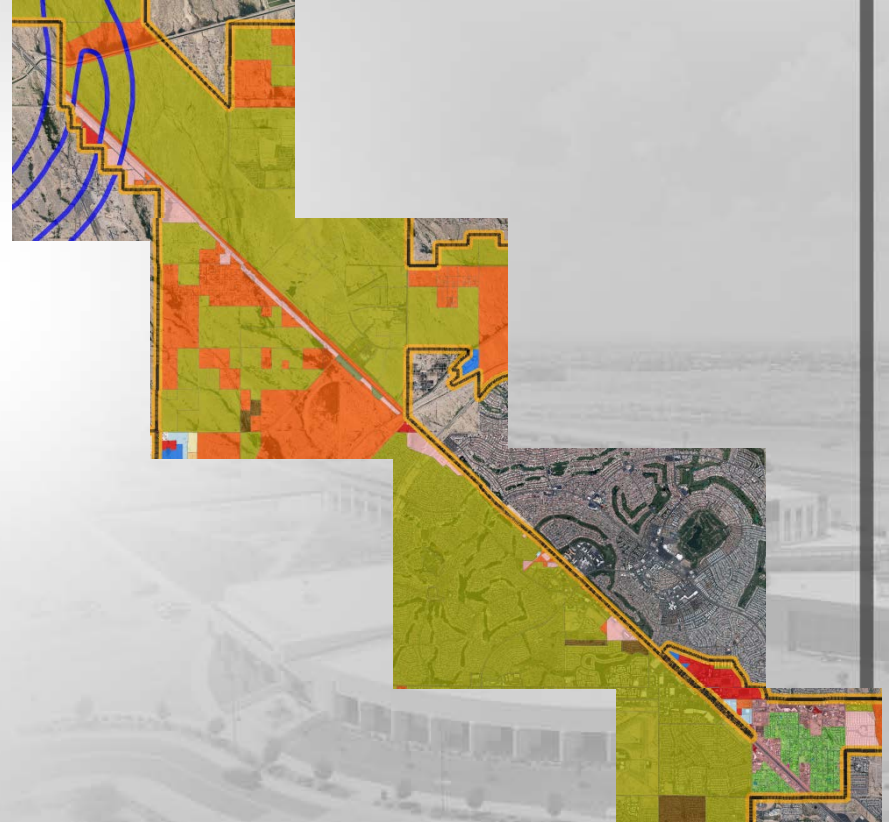
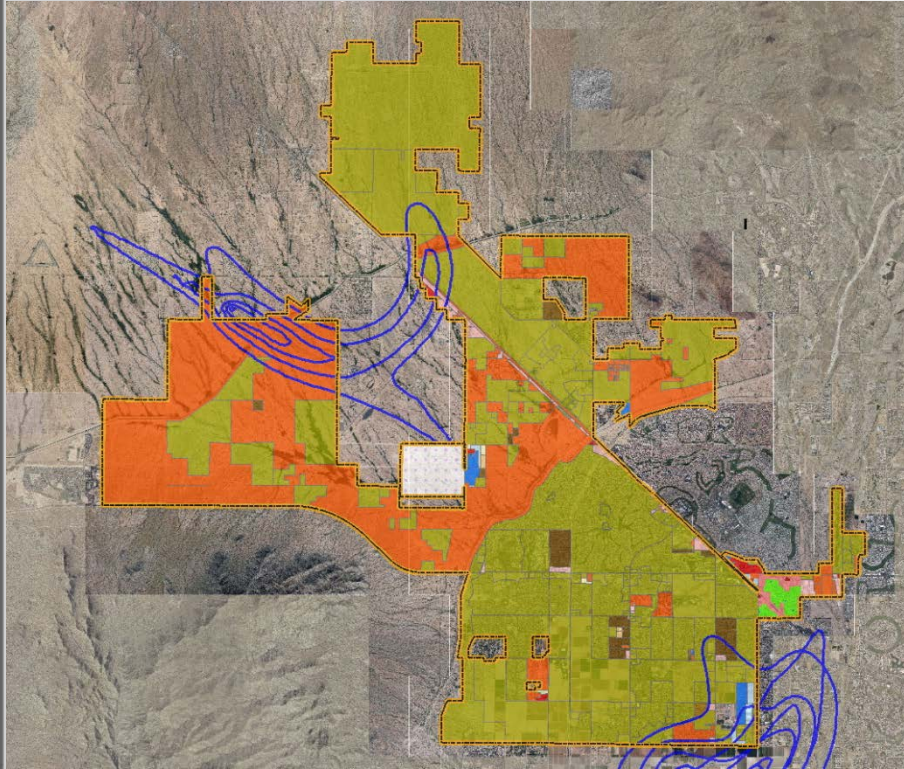
Billboard Signs

- **Sign Area**
 - 10' x 30'
 - 14' x 48'
- **Sign Height**
 - Fixed height
 - Sliding scale to maximum
 - Luke AFB
- **Separation from like sign**
- **Separation from Residential**



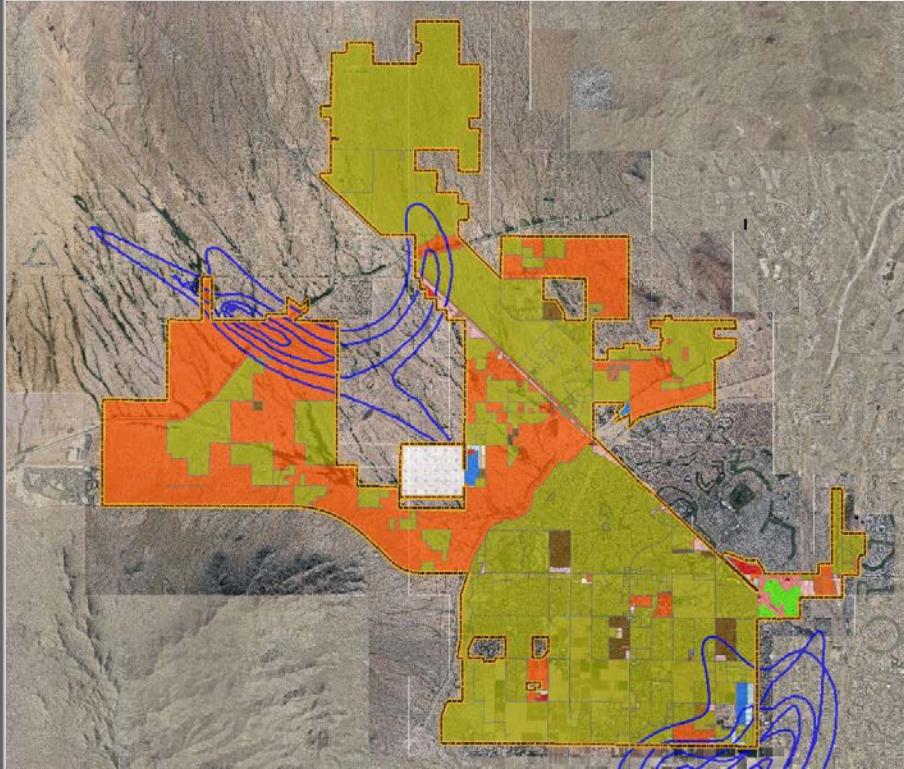
Billboard Signs & Freeway Monument Signs

➤ Grand Avenue Corridor



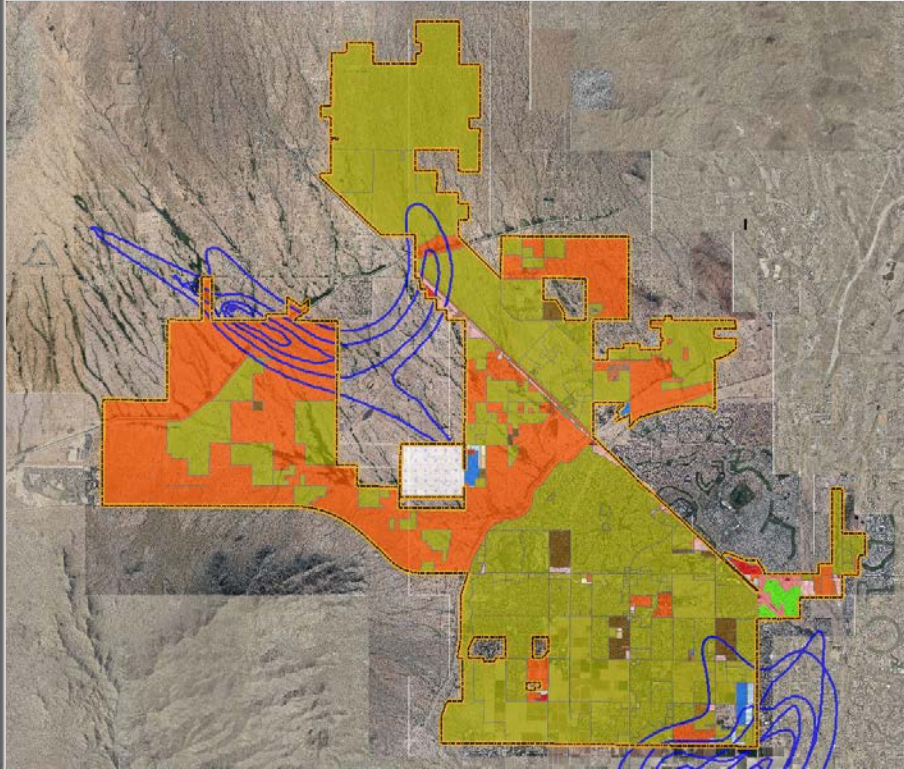
Billboard Signs & Freeway Monument Signs

➤ Loop 303 Corridor



Billboard Signs

➤ Industrial Areas





SURPRISE
ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



Links

- [Progress to-date](#)
- [Next Steps](#)
- [Reed v. Gilbert](#)
- [New Temporary Sign Policy](#)
- [Proposed Model Home Complex Sign Policy](#)
- [Active Residential Subdivision Signs](#)
- [Methods of Measurement](#)
- [Building Wall Signs](#)
- [Class I and Class II Monument Signs](#)
- [Class V and Class VI](#)
- [Billboard Signs](#)
- [Maps](#)



CITY OF SURPRISE
Planning and Zoning Commission

October 5, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 5, 2017	Contact Person:	Hobart Wingard - Community Development
Submitting Department:	CD Boards and Commissions	District:	2
Staff Recommendations:	Approve		

Consent	Regular	Public Hearing	x	Report/Discussion
---------	---------	----------------	---	-------------------

Agenda Wording:

Consideration and Action on an Ordinance rezoning the Colonnade portion of the Sun City Grand PAD generally located northwest of the corner of West Grand Avenue and North Reems Road from Rural Residential (RR/R1-43), Multifamily (R3-PAD), and Commercial (C2-PAD) to Mixed-Use (MU-21-PAD). Ordinance 2017-20

Motion:

I move to approve Ordinance 2017-20.

Background:

Bergin, Frakes, Smalley & Oberholtzer, PLLC on behalf of Sun Health Senior Living, seeks approval of a PAD Zoning Amendment for the approximately 45 acre Colonnade portion of the Sun City Grand PAD. The amendment will provide and a mixed-use land use component, expand the area of the PAD by approximately 1.49 acres, and provide uses for the project that include assisted living and memory care facilities to the Colonnade Campus.

Financial Impact Statement:

All activity related to ongoing development of the City of Surprise has an economic and fiscal impact on the city and the region.

ATTACHMENTS:

Click to download

- ☐ [00 - The Colonnade at Sun City Grand Planned Area Development \(PAD\) Zoning Amendment - Staff Report](#)
- ☐ [01 - The Colonnade at Sun City Grand Planned Area Development \(PAD\) Zoning Amendment - Vicinity Maps](#)
- ☐ [02 - The Colonnade at Sun City Grand Planned Area Development \(PAD\) Zoning Amendment - PAD Rezone Document](#)
- ☐ [03 - The Colonnade at Sun City Grand Planned Area Development \(PAD\) Zoning Amendment - Citizen Participation Report](#)
- ☐ [04 - The Colonnade at Sun City Grand Planned Area Development \(PAD\) Zoning Amendment - Public Engagement](#)

- ☐ [05 - The Colonnade at Sun City Grand Planned Area Development \(PAD\) Zoning Amendment - Ordinance](#)
- ☐ [06 - The Colonnade at Sun City Grand Planned Area Development \(PAD\) Zoning Amendment - Presentation](#)

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):

Hobart Wingard, Planner II

PAD ZONING AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case: FS16-312

Project Name: Colonnade at Sun City Grand Planned Area Development (PAD) Zoning Amendment

Council District: 2 - Cottonwood

Meeting Date: October 5, 2017

Planner: Hobart Wingard, 623-222-3156, hobart.wingard@surpriseaz.gov

Owner: Sun Health Senior Living

Applicant: Bergin, Frakes, Smalley & Oberholtzer, PLLC

Request: A modification to the Sun City Grand PAD Zoning Amendment to accommodate the Colonnade mixed use senior development expansion.

Site Location: Generally, northwest of the corner of West Grand Avenue and North Reems Road

Site Size: Approximately 45.32 acres

Density: Up to 21 dwelling units per acre (du/A)

General Plan Conformance: The proposal is consistent with the Surprise General Plan

Support/Opposition: Refer to Citizen Review Participation Report

Staff Recommendation: Staff recommends the Commission recommend **approval** of the proposed Colonnade at Sun City Grand PAD Zoning Amendment to the City Council subject to Stipulations 'A.' through 'C.'

PROJECT DESCRIPTION:

Bergin, Frakes, Smalley & Oberholtzer, PLLC on behalf of Sun Health Senior Living, seeks approval of a PAD Zoning Amendment for the approximately 45 acre Colonnade portion of the Sun City Grand PAD. The amendment will provide and a mixed-use land use component, expand the area of the PAD by approximately 1.49 acres, and provide development standards for the project that intends to include assisted living and memory care facilities to the Colonnade Campus.

EXISTING ZONING:

The following chart and associated maps depict the existing zoning of the subject parcels and its surroundings for the specific area to be developed:

Community Commercial (CC/C2) Existing Mini Storage Facility	Rural Residential (RR) Existing Maricopa County Facilities	Vacant Rural Residential (RR)
Sun City Grand PAD Existing Single Family Residential	The Colonnade at Sun City Grand PAD Multifamily Residential	Community Commercial (CC/C2) Existing Rehabilitation Facility
	Sun City Grand PAD Existing Commercial Facilities	Sun City Grand PAD Existing Commercial Facilities

BACKGROUND:

May 23, 1987: The subject parcels were annexed into the City of Surprise.

May 28, 1994: The Mayor and City Council approved a PAD for Sun City Grand under Case PAD94-028.

December 21, 2004: The Planning and Zoning Commission approved a Master Site Plan for the Colonnade under Case SP04-129.

August 21, 2007: The Planning and Zoning Commission approved a Site Plan Amendment for the Colonnade Recreational Facilities under Case SPA07-146.

June 7, 2012: The Planning and Zoning Commission approved a Site Plan Amendment for the Colonnade high density residential facilities under Case FS12-101.

November 5, 2015: Staff met with the applicant to discuss the subject project during a regularly scheduled Concept Review meeting under CR15-424.

July 14, 2016: The applicant filed a request for a PAD Zoning Amendment and Final Plat under Case FS16-312, the subject case.

76 **ANALYSIS AND DISCUSSION:**

77
78 In the Colonnade retirement community has been growing their footprint within the City of
79 Surprise for the past 13 years. In that time, duplex casitas, four (4) multistory senior apartments,
80 recreation/wellness facilities, offices, and a restaurant have been constructed and are operating on
81 the 45.32 acre site. This PAD rezoning proposal will provide the means for the Colonnade facility to
82 buildout the remainder of the site with facilities that will offer lifestyle options for residents while
83 operating in harmony with the existing community.

84 The PAD Zoning Amendment sought in this request proposes to modify the Colonnade Portion of
85 the Sun City Grand PAD will:

- 86 • Provide for a Mixed-Use (MU-21-PAD) Zoning District in the Sun City Grand PAD.
- 87 • Increase the site by 1.49 acres.
- 88 • Establish development standards for the MU-21-PAD Zoning District.
- 89 • Rezone five (5) Colonnade parcels to MU-21-PAD.
- 90 • Revise the Sun City Grand Land Use Allocation.
- 91 • Allow for an 18 foot sign along Grand Avenue.

92
93 **Mixed-Use District:**

94 This type of senior development can pose challenges that can be addressed by providing a zoning
95 district that allows a wide range of housing types and personal services together to provide an
96 atmosphere promoting a continuum of care. While a conventional neighborhood would typically
97 separate residential from commercial, this mixed-use designation would allow low impact
98 commercial services such as restaurants, medical facilities, and offices within walking distance of a
99 residence. The applicant is proposing to add the zoning designation of Mixed-Use (MU-21-PAD) to
100 the subject PAD. The subject amendment will allow up to 21 dwelling units per Acre (du/A) to
101 accommodate multifamily structures.

102 **Increased Area:**

103 The subject requests the inclusion of 1.49 acres of land zoned Rural Residential (RR/R1-43). The
104 abutting parcel (APN 503-61-008B) is located towards the northern edge of the site west of the
105 existing Santé of Surprise Rehabilitation Center. This increase in acreage would change the acreage
106 of the project from 43.8 acres to 45.3 acres.

107 **Development Standards:**

108 Development standards for the Colonnade facility will follow the Sun City Grand PAD and the
109 Surprise Municipal Code with the exception of the land uses for the Colonnade project. The land
110 uses were selected with the vision of a comprehensive senior lifestyle in mind. Uses include various
111 residential products as well as low intensity commercial allow for such uses as offices, dining, and
112 recreational opportunities.

Rezoning:

There are a total of Five (5) parcels that make up the Colonnade project area. The applicant is requesting to rezone these parcels from Rural Residential (RR/R1-43), Multifamily (R3-PAD), and Commercial (C2-PAD) to Mixed-Use (MU-21-PAD). The specific parcels to be rezoned are listed in the matrix below:

Parcel	Existing Zoning	Proposed Zoning
503-60-971	Multifamily R3-PAD	Mixed-Use MU-21-PAD
232-40-939	Commercial C2-PAD	
232-40-933	Commercial C2-PAD	
232-40-927B	Commercial C2-PAD	
503-61-008B	Rural Residential RR/R1-43	

Land Use Allocation:

The land use allocation for Sun City Grand will be amended to reflect the Mixed-Use designation proposed for the Colonnade. The revised allocation is shown below:

Zoning / Land Use	Current Acreage	Proposed Acreage
R1-5-PAD Single Family Residential	3,538.6	3,538.6
R-3-PAD Multifamily Residential	48.7	16.9
C-2-PAD Commercial	106.9	94.9
MU-21-PAD Mixed-Use	0	45.3
Total	3,694.2	3,695.7

Signage:

The presence of the Colonnade Facility is felt on Grand Avenue as the profile of its four (4) story multifamily structures, the Villas, are prominently located towards the road. The applicant is requesting signage that would be more in scale with the nearly 50 foot high structures. The 17 foot high sign would be located along Grand Avenue in the location of the multistory buildings. All other signage will meet Chapter 113 of the Surprise Municipal Code.

UTILITY AND SERVICES TABLE:

Electric:	APS
Water:	EPCOR
Wastewater:	City of Surprise
Refuse:	Private
Natural Gas:	SWG

CONFORMANCE WITH ADOPTED PLANS:

Surprise General Plan 2035: The Surprise General Plan 2035 shows the subject properties as lying within both the Neighborhood and Commerce & Office Character Areas, which supports mixed use development at densities over eight (8) du/A per acre.

REVIEWING AGENCIES:

In addition to the standard city reviewing agencies, who indicate no objections to the requests, Luke Air force Base, Maricopa Water District, and ADOT were included in the routing of this case and posed no opposition.

SUMMARY:

The proposed PAD Zoning Amendment is designed to provide a senior community with full range of lifestyle options. The proposed Mixed-Use designation will allow for assisted living apartments and memory care center options to supplement the existing Colonnade community.

FINDINGS:

- The proposed PAD Zoning Amendment is consistent with the Surprise General Plan
- The reviewing agencies have indicated no objections to the request

RECOMMENDATION:

Based on the findings noted above, staff recommends the Commission recommend the City Council approve the proposed Sun City Grand PAD Zoning Amendment subject to Stipulations 'A.' through 'C.' as shown below:

- A. Development and use of the PAD for the Colonnade site will be in conformance with the project narrative entitled "Sun City Grand PAD Amendment for The Colonnade", prepared by Bergin, Frakes, Smalley & Oberholtzer, consisting of 23 pages dated July 21, 2017.
- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- C. The Property owner and successors waive claim for diminution in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

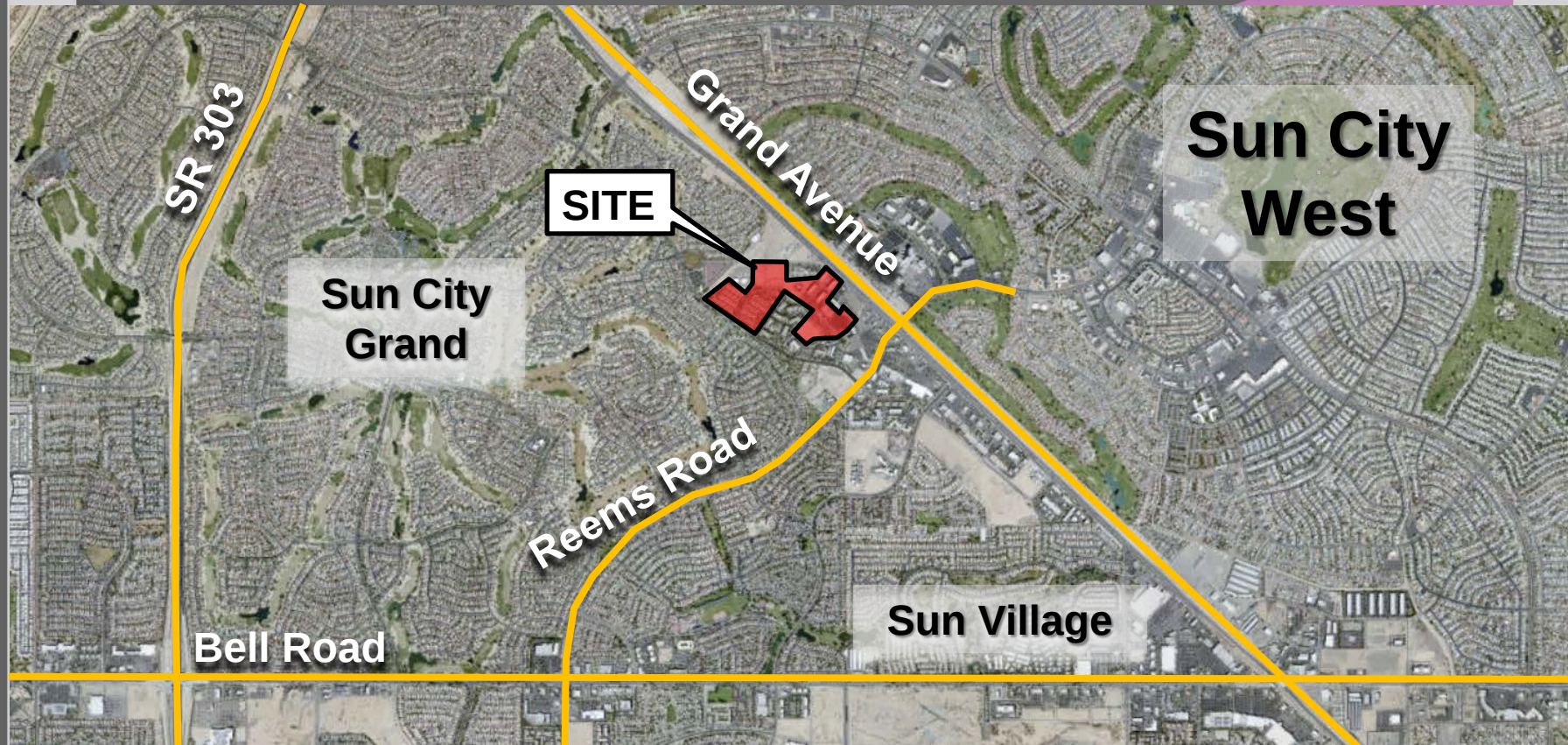
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

- 01 - Vicinity Maps
- 02 - PAD Rezone Document
- 03 - Citizen Review Participation Report
- 04 - Public Engagement Form

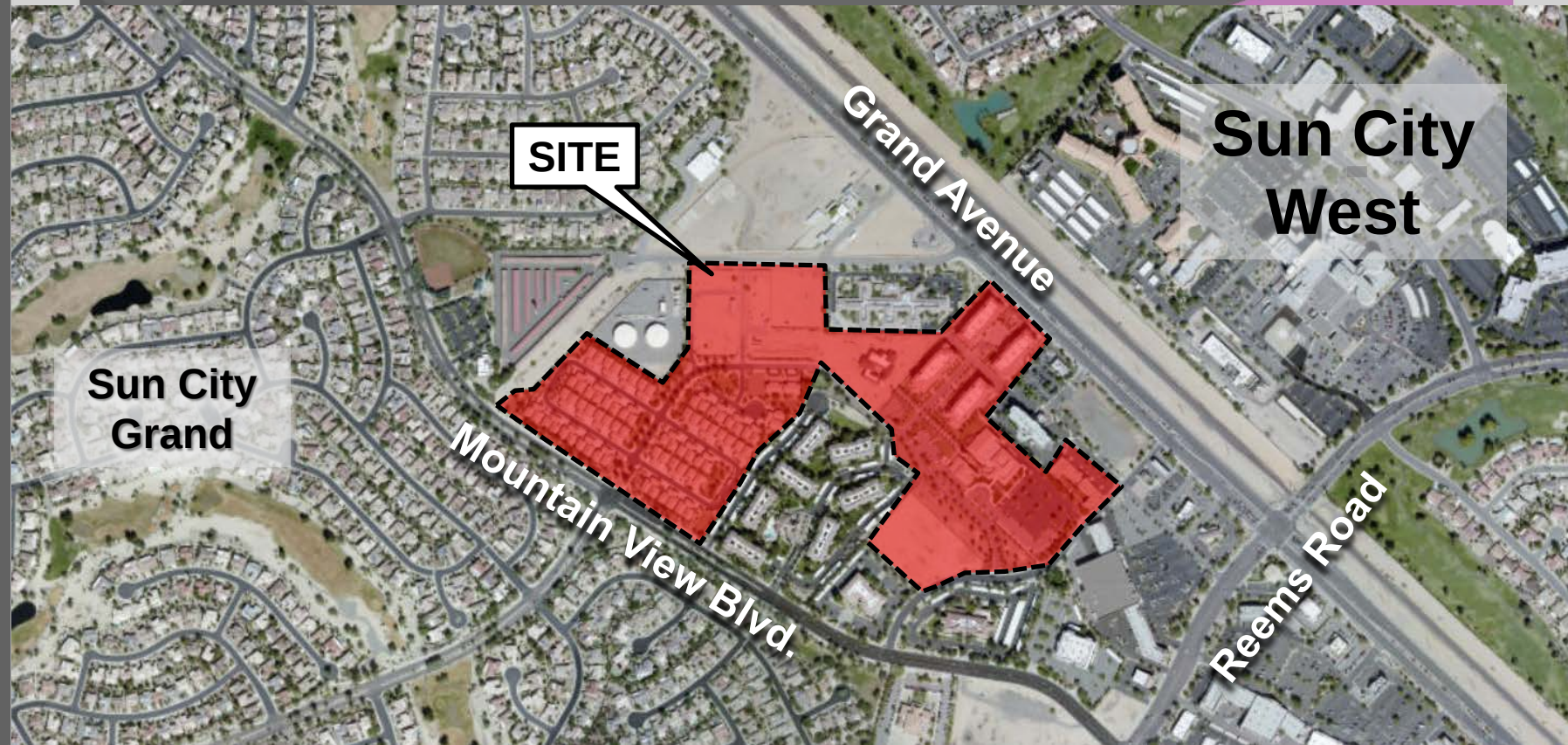
VICINITY MAP

FS16-312
Colonnade



VICINITY MAP

FS16-312
Colonnade





**Sun City Grand
PAD Amendment
For**

The Colonnade

Development
Plan Narrative

Submitted to:
City of Surprise
Planning Department
16000 N. Civic Center Plaza
Surprise, AZ 85374
623-222-1000

Submitted: July 14, 2016
Resubmitted: February 15, 2017
Resubmitted: July 21, 2017

PROJECT TEAM

DEVELOPER

SUN HEALTH COLONNADE
14719 W Grand Ave
Surprise AZ 85374
CONTACT: JOSEPH LA RUE
TEL.: 623-832-5358



LAND USE ATTORNEY

BERGIN, FRAKES, SMALLEY & OBERHOLTZER, PLLC
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PHOENIX, AZ 85018
CONTACT: CAROLYN OBERHOLTZER
TEL. 602-888-7860

B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

PROJECT ENGINEER

HILGARTWILSON, LLC
2141 EAST HIGHLAND AVENUE, SUITE 250
PHOENIX, AZ 85016
CONTACT: CASEY WHITEMAN
TEL. 602-490-0535



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I. INTRODUCTION

Sun Health is a long-standing Arizona nonprofit and community partner championing healthy living and superior health care in the West Valley of metropolitan Phoenix. Sun Health provides philanthropic resources for area health care, comprehensive senior living options and signature programs leveraging technology to enhance health and wellness services – both within and outside hospital walls. For nearly 50 years, Sun Health has embraced a rich history of serving the community as an Arizona 501(c)(3) nonprofit.

Senior Living is a major component of the overall Sun Health service programs and is the locally-owned and operated nonprofit provider of destination retirement communities in Arizona. Sun Health is nationally recognized for its three active, independent living Life Care communities; Grandview Terrace, the Colonnade, and La Loma Village. Home to more than 700 residents, these communities offer resort-style amenities, distinctive floor plans, acclaimed dining venues and award-winning programs oriented towards health and wellness. Sun Health continues to be a national leader in the evolution of care, services, and housing for seniors.

Sun Health intends to continue its commitment to quality, accessible life-planned communities with the expansion of the Colonnade Life Care retirement community which will include future assisted living apartments and a memory care center. The expansion is focused on the careful integration of land uses in a strategic and creative manner that encourages engagement and interaction between all the residents living on campus. The design of the Colonnade is envisioned as compact, pedestrian oriented, strategic in organization and full of opportunities for the very best aspects of healthy living.

II. DEVELOPMENT OVERVIEW & REQUEST

The purpose of this application is to request a major amendment to the Sun City Grand Planned Area Development (“SCG PAD”) as to the Colonnade Campus only. If approved, this amendment will:

1. Add the Mixed-Use zoning classification, MU-21 PAD, as a permitted use in the SCG PAD;
2. Add a parcel which was not previously included in the SCG PAD;
3. Rezone 4 parcels currently included in the SCG PAD and the newly added parcel to MU-21 PAD;
4. Update the land use allocations in the SCG PAD to reflect the new distribution of categories; and
5. Establish development standards for the MU uses.

Parts of Colonnade have been built over time as a mixed use campus, but within different zoning districts between and among R-3 and C-2 parcels. This amendment will allow for ease of future development and redevelopment of the luxurious Colonnade campus without requiring adjustments to internal zoning boundaries. With the new MU-21 PAD zoning, Sun Health will be able to expand their innovative and high quality senior living community with ease, helping with the growth and development of the City of Surprise.

In order to bring these new developments to the City of Surprise, Sun Health is proposing to amend the SCG PAD to include the Mixed-Use zoning category for four parcels included in the SCG PAD and add one parcel to the PAD. The parcels currently included in the SCG PAD are:

Parcel	Current Zoning	Proposed Zoning	Size
503-60-971	R-3 PAD	MU-21 PAD	31.8 acres
232-40-939	C2 PAD	MU-21 PAD	1.63 acres
232-40-933	C2 PAD	MU-21 PAD	7.5 acres
232-40-927B	C2 PAD	MU-21 PAD	2.9 acres
		Total	43.83 acres

The parcel to be added to the SCG PAD is:

Parcel	Current Zoning	Proposed Zoning	Size
503-61-008B	RR	MU-21 PAD	1.5 acres

III. EXISTING CONDITIONS

A. The Area

The Property is bound on the north by Yorkshire Drive, on the northeast by Grand Avenue, on the east by Colonnade Way, on the south by the Villages at Sun City Grand Condominiums and West Mountain View Boulevard, and on the west by water tanks and a storage facility. Areas to the east and south are included in the Sun City Grand PAD.

A copy of the legal description is included as [Appendix A](#).

B. Current Land Use and Zoning within the PAD

The parcels encompass a total of 45.33 acres of land located along Grand Avenue northwest of North Reems Road. Two of the parcels are completely developed, one is partially developed, and two are vacant.

Parcel	Current zoning	Current Use
503-60-971	R-3 PAD	Independent Living Villas, Casitas, Townhomes; Club House with pool under construction
232-40-939	C-2 PAD	Sun Health Administrative Offices
232-40-933	C-2 PAD	Recreation Center and Pool
232-40-927B	C-2 PAD	Vacant
503-61-008B	RR	Vacant

C. Physical Features.

The Property is partially developed. The site slopes generally from north to south with an existing retention basin in the southeast portion of the site. All vacant areas have been rough graded and are currently covered in decomposed granite or un-vegetated desert. The major drainage, water, and sewer infrastructure for the development are installed and functioning as a fully developed site.

D. Hydrology and Site Location Relative to Known FEMA Flood Hazard Zones.

The subject property lies within shaded zone "X" with a definition of: areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. Designation determined by FEMA Flood Zone Map 04013C1220L, Panel Number 1220 of 4425, effective date October 16, 2013.

IV. AMENDMENT TO THE PLANNED AREA DEVELOPMENT

A. Current and Proposed Zoning.

Parcel	Current Zoning	Proposed Zoning
503-60-971	R-3 PAD	MU-21 PAD

232-40-939	C2 PAD	MU-21 PAD
232-40-933	C2 PAD	MU-21 PAD
232-40-927B	C2 PAD	MU-21 PAD
503-61-008B	RR	MU-21 PAD

See Land Use Exhibit, Appendix B.

B. Current and Proposed Land Use.

An amendment to the SCG PAD to allow the MU-21 PAD zoning category will allow the Property to develop as a cohesive, high-quality life planned (continuum of care) community with multiple elements of Independent Living, Assisted Living and Memory Care components, along with countless luxurious amenities. This table shows the approved uses in the Mixed-Use category set forth in Section 122-43 of the Surprise Unified Development Code ("SUDC"). The uses listed below for the MU-21 PAD zoning follow the same definitions provided for them in the SUDC.

P= Permitted Use

A= Accessory Use

C= Conditional use permit required

Use	Proposed MU-21 PAD
<i>Residential Uses</i>	
Assisted Living Center	P
Assisted Living Home	P
Caretaker or Guest Dwelling	P
Four family structures	P
Group Home	P
High Density Dwelling units	P
Home Occupations	A
Hotels, timeshares	P
Low Density Dwellings	P
Medium Density Dwellings	P
Model home complex	P
Multi-family	P
Nursing Care Institution	P
Private garage or tool shed (for storage of domestic supplies)	A
Townhouse clusters, not to exceed four (4) units or 120' in length	P
Townhouse clusters, with four (4) or	P

more units, not to exceed 160' in length	
<i>Retail and Service Uses</i>	
Alcohol – Bar and/or Tavern, Microbrewery	P
Alcohol – Beverage Retail Sales	P
Banks	P
Community Center (includes recreation center, social center, post office, convenience retail, sales center, models, non-profit space)	P
Daycare Center – Child and/or Adult Care	C ¹
Greenhouse	A
Linen/Uniform/Diaper Service (Pickup and Supply Only)	P
Massage – Therapeutic	P
Medical Clinic or Laboratory	P
Medical Office	P
Personal Services Establishment (A facility for the sale of personal services. Typical personal service uses include arts and crafts studios, banks, barbers/beauty shops, locksmiths, shoe repair, tailors, photo studios, laundry, cleaning pick up and receiving station, safe deposit boxes, travel agencies, printing or copy shops, savings and loan, appliance repair)	P
Personal Services Establishment (Uses listed above) – Less than 5,000 sq. ft.	P
Restaurant – Sit-down (Principally for the sale and consumption of food on the premises)	P
Retail/Commercial	P
Retail Shopping Establishment	P

¹ Daycare, including adult daycare:

(a) a minimum of 75 sq. ft. of outdoor space per client shall be provided from which at least 50 sq. ft. of fenced-in space per client shall be provided. Fenced-in, outdoor, space shall not include driveways, parking areas, or land unsuited by virtue of other usage or natural features for open space.

(b) At least 250 sq. ft. of lot area per client shall be provided.

(typical general merchandise includes clothing and other apparel, equipment for hobbies and sports, gift, flowers and household plants, dry goods, food, floor covering, home décor, toys, furniture, antiques, hardware, appliances, books and stationery, pets, drugs, auto parts and accessories, and similar consumer goods. Food store uses include grocery, delicatessen, catering, and convenience and food stores. The retail shopping establishment use does not include other uses in this article that are specifically listed.)	
Retail Shopping Establishment – Less than 5,000 sq.ft. (uses listed above in Retail shopping Establishment)	P
Office Uses	
Call Center	P
Office	P
Public/Quasi-Public Facility Uses	
Clubhouse, Private including Lodges	P
Community Facilities or Public Meeting Hall	P
Exterior Storage of Goods and Materials ²	A
Library	P
Post Office	P
Utility Equipment Infrastructure	P
Wireless Communication Systems	Refer to the Surprise Municipal Code
Religious Uses	
Church	P
Places of Worship (less than 5,000 sq. ft.)	P
Recreational and Amusement Uses	
Athletic or Fitness club, commercial recreation facilities	P

² Storage will be screened from view.

Athletic or fitness club, commercial recreation facilities (less than 5,000 gross sq. ft. and indoor activities only)	P
Athletic fields – Non-commercial	P
Bowling Alley	P
Bowling Alley, Dance Hall, Pool Hall	P
Galleries, Auditoriums, Museums	P
Miniature Golf	P
Pools (private or jointly owned)	A
Tennis Court (private or jointly owned)	A
Theater – Indoor including dinner theaters	P
Video Games – Commercial	P
Mixed Use Buildings	
Retail – Office	P
Retail – Residential/Office – Residential/Retail – Office – Residential	P
Live-work/Work-live	P
Signs	
Signs- as per approved Comprehensive Sign Plan	A

This amendment will also change the land use allocations within the SCG PAD. The current acreages are found in PADA09-050, the most recent amendment to the SCG PAD.

Zoning/Land Use	Current Acreage	Proposed Acreage
R1-5 PAD, Single Family Residential	3538.6	3538.6
R-3 PAD, Multi-Family Residential	48.7	16.9
C-2 PAD, Commercial	106.9	94.87
MU-21 PAD, Mixed Use	0	45.33
Total	3694.2	3695.7

C. Current and Proposed Density within the SCG PAD.

The approved density in the SCG PAD for R-3 PAD zoning is 20 du/ac. The MU zoning category allows for three different densities, 7 du/ac, 14 du/ac, or 21 du/ac. The MU-21 is the most appropriate because it is closest to the currently approved density of 20 du/ac.

	SCG PAD R-3 Approved density	SCG PAD MU-21 Proposed density
Dwelling units/acre	20	21

D. Conformance with the City of Surprise General Plan.

Approval of this application will bring the zoning in line with the vision of the General Plan uses, densities and intensities for the Property. The City of Surprise 2035 General Plan designates the Property as Commercial and Office with a Transit Oriented Development District Overlay.

V. PUBLIC FACILITIES AND SERVICES

This PAD amendment will not adversely affect municipal and private facilities and services. Similarly, this PAD request will not have an adverse effect on existing or future public and private open space, recreation, schools or library facilities. The following list identifies public and private services for the Property:

Water:	EPCOR
Sewer:	City of Surprise
Power:	Arizona Public Service
Gas:	Southwest Gas
Solid Waste:	Private waste hauler
Schools:	It is not anticipated that this development will have any effect on the school district.
Police:	City of Surprise
Fire:	City of Surprise

VI. CIRCULATION

A. Traffic Circulation.

1. Vehicular Access.

All streets within the development will be private beyond the gate located adjacent to the Recreation Center on Colonnade Way.

B. Pedestrian Circulation.

The Colonnade development will provide a minimum of five (5) feet for internal and external pedestrian connections. View corridors and pedestrian connections will be incorporated throughout. Internal sidewalks will provide connection to each of the residential areas, open spaces, and amenities within the development. Internal sidewalks will also connect to external sidewalks to allow residents to access the surrounding development.

VII. PROPOSED DEVELOPMENT STANDARDS

A. Development Standards.

The SCG PAD development standards for residential and commercial uses shall continue to apply to the MU-21 PAD zoning.

B. Parking standards:

Parking standards shall follow the standards provided in the SCG PAD; however, deviations from the parking standards in the MU-21 PAD zoning district may be allowed, subject to the following limitations: Administrative approval of up to 25 percent deviation from the minimum parking spaces required per use with the completion of a parking study; any proposed deviations greater than 25 percent from the applicable requirements must be submitted to City Council for approval.

C. Conceptual Development Plan.

See Appendix C. This plan is conceptual in nature and shows how the new parcel could develop. Any future development will be subject to further site plan approval.

D. Open Space and Amenities.

In addition to the extensive amenities already built on the campus, new development will include supplementary open space and amenities to provide its residents with an even greater opportunity to interact and socialize. These areas will connect the entire campus making it feel like one single development and create a grander sense of community. New open space will be provided to accommodate pathways and connectivity, facilitate buffers, and provide active and passive areas for the residents. The current site development represents more than 15% open space, including a dog park, promenade, pool, multiple active and passive open spaces, and the new Club Sole which includes a yoga studio, cardio fitness studio, day spa, meditation garden, study, and bistro.

E. Landscaping.

The landscaping theme in the proposed MU-21 PAD zoning district will be designed to complement the theme that is currently in place on the Property as well as surrounding properties and conform to the guidelines set forth in the Surprise Unified Development Code. The landscaping will be designed to promote water conservation through the use of low-water and desert adapted plant materials.

F. Signage.

Business signs in non-residential areas shall be in accordance with Article VIII Section 2 of the SCG PAD with the addition of the following:

1. Monument Signage:

- a. The sign may be two-sided or “V” shaped.
- b. The sign displaying the company name may be placed on top of a wall, with a maximum height of wall and sign being no more than 18 feet. Wall design shall fit in with the overall design of the sign.
- c. Architectural detail may be added to the top of the sign, but it may not exceed 4 feet.
- d. Maximum square footage of both sign faces combined shall not exceed 180 square feet.
- e. Sign may be illuminated.
- f. Square footage of the monument sign shall not be counted as a portion of the total aggregate sign area.

In areas where the above mentioned regulations are in conflict with sign regulations

in Article VIII Section 2.6.D of the SCG PAD, the standards above shall govern. Additionally, deviations from the densities, heights, sign area, and separation distances for all signage on the Property may be allowed, subject to the following limitations: Administrative approval of up to 25 percent deviation from the maximum allowable sign densities, heights, sign area, or sign separation is allowed; any proposed deviations greater than 25 percent from the applicable requirements must be submitted to City Council for approval.

G. Architecture.

1. Design Standards

The SCG PAD indicates certain exterior design standards which include: tile roofs, stucco and/or brick building exteriors, four sided architecture, ground mounted air conditioning equipment, block and wrought iron walls where appropriate (no wooden fencing), recessed entrances, and thematic landscaping.

All new development will be designed to fit in with the existing high-quality Sun Health structures.

VIII. SUMMARY

This PAD Amendment will allow Sun Health to develop assisted living and memory care components that will support the growth and development of the Colonnade Life Planned Community as well as the whole of the City of Surprise. As the City continues to develop at an accelerated pace, the demand for these kinds of a continuum of care uses, especially in the area of Sun City Grand, will continue to rise. Sun Health's proposed amendment will help support the intent of the original PAD and create a cohesive high quality resort-style senior living (Life Planned) community.

**Appendix A-
Legal Description**

**THE COLONNADE
MASTER SITE BOUNDARY
LEGAL DESCRIPTION**

Lot 1 of The Colonnade, as recorded in Book 918, Page 22, Maricopa County Records, Arizona, Lot 3 and a portion of Lot 4 of the Final Plat of Sun City Grand – Lot 3 and 4 Commercial Subdivision, as recorded in Book 611, Page 36, Maricopa County Records, Arizona, Lots 7 and 8 and a portion of Lots 6 and 9 of Beardsley, as recorded in Book 28, Page 6, Maricopa County Records, Arizona, and the property as described in the Special Warranty Deed, as recorded in Document No. 2011-0566221, Maricopa County Records, Arizona, all lying within the Southeast quarter of Section 29 and the Southwest quarter of Section 28, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a found 3/4 inch iron pipe with P.K. nail in center accepted as the East quarter corner of said Section 29 from which a found aluminum cap accepted as the Southeast corner thereof bears South 00°07'17" East, 2636.15 feet;

Thence South 00°07'17" East, 405.13 feet along the east line of said Southeast quarter;

Thence leaving said east line, South 89°52'43" West, 40.85 feet to the **POINT OF BEGINNING**;

Thence South 43°22'31" West, 466.47 feet along the easterly line of said Lot 1 of The Colonnade;

Thence leaving said easterly line, South 46°16'50" East, 379.45 feet, along the northerly line of said Lot 3 of the Final Plat of Sun City Grand – Lot 3 and 4 Commercial Subdivision;

Thence leaving said northerly line, North 43°43'10" East, 147.00 feet;

Thence South 46°16'50" East, 317.45 feet;

Thence South 43°21'50" West, 107.04 feet, along the easterly line of said Lot 4, to a non-tangent curve, concave southeasterly, having a radius of 3080.00 feet, the center of which bears South 46°37'29" East;

Thence continuing along said easterly line, the easterly line of said Lot 3 and southwesterly along said curve, through a central angle of 04°58'18", an arc length of 267.26 feet to a non-tangent line;

Thence continuing along the easterly line of said Lot 3, North $46^{\circ}37'29''$ West, 31.73 feet to a non-tangent curve, concave northwesterly, having a radius of 370.00 feet, the center of which bears North $42^{\circ}36'11''$ West;

Thence continuing along the easterly line of said Lot 3, the easterly line of said Special Warranty Deed and southwesterly along said curve, through a central angle of $48^{\circ}07'18''$, an arc length of 310.76 feet to a tangent line;

Thence continuing along the easterly line of said Special Warranty Deed, North $84^{\circ}28'53''$ West, 50.00 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 430.00 feet;

Thence continuing along the easterly line of said Special Warranty Deed and southwesterly along said curve, through a central angle of $43^{\circ}42'02''$, an arc length of 327.97 feet to a non-tangent line;

Thence North $46^{\circ}37'29''$ West, 334.70 feet along the southerly line of said Special Warranty Deed;

Thence North $43^{\circ}22'31''$ East, 385.19 feet along the westerly line of said Special Warranty Deed said line also being the easterly line of the Plat of The Village at Sun City Grand Condominium, as recorded in Book 656, Page 47, Maricopa County Records, Arizona to the southerly line of said Lot 1 of The Colonnade;

Thence along the southerly line of said Lot 1 of The Colonnade the following 10 courses:

Thence North $46^{\circ}37'29''$ West, 164.61 feet;

Thence North $05^{\circ}05'17''$ East, 92.83 feet;

Thence North $84^{\circ}54'43''$ West, 98.71 feet;

Thence North $46^{\circ}37'29''$ West, 259.87 feet;

Thence North $67^{\circ}20'12''$ West, 121.58 feet to a non-tangent curve, concave northwesterly, having a radius of 580.00 feet, the center of which bears North $70^{\circ}52'16''$ West;

Thence southwesterly along said curve, through a central angle of $34^{\circ}21'21''$, an arc length of 347.78 feet to a tangent reverse curve, concave southeasterly, having a radius of 280.00 feet;

Thence southwesterly along said curve, through a central angle of $21^{\circ}00'40''$, an arc length of 102.68 feet to a tangent line;

Thence South $32^{\circ}28'25''$ West, 425.38 feet;

Thence North $57^{\circ}31'35''$ West, 1014.13 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 945.00 feet;

Thence northwesterly along said curve, through a central angle of $08^{\circ}05'43''$, an arc length of 133.52 feet to a non-tangent line;

Thence along the westerly line of said Lot 1 of The Colonnade the following 7 courses:

Thence North $45^{\circ}36'52''$ East, 92.65 feet;

Thence South $89^{\circ}24'24''$ East, 93.37 feet;

Thence North $45^{\circ}36'52''$ East, 363.15 feet;

Thence South $57^{\circ}29'48''$ East, 375.02 feet;

Thence South $70^{\circ}37'35''$ East, 63.23 feet;

Thence North $32^{\circ}35'19''$ East, 158.43 feet;

Thence North $00^{\circ}40'35''$ East, 399.87 feet;

Thence South $89^{\circ}21'20''$ East, 646.62 feet along the northerly line of said Lot 1 of The Colonnade and the northerly line of said Lots 6 through 9;

Thence South $00^{\circ}37'58''$ West, 295.00 feet along a line that is parallel with and 33.00 feet east of the west line of said Lot 9;

Thence along the northerly line of said Lot 1 of The Colonnade, also being the southerly line of the Final Plat of Asante TRC of Surprise, as recorded in Book 1083, Page 15, Maricopa County Records, Arizona, the following 3 courses:

Thence South 89°22'02" East, 502.07 feet to a non-tangent curve, concave northwesterly, having a radius of 157.00 feet, the center of which bears North 00°14'22" East;

Thence northeasterly along said curve, through a central angle of 46°52'21", an arc length of 128.44 feet to a tangent line;

Thence North 43°22'01" East, 242.17 feet;

Thence continuing along the northerly line of said Lot 1 of the Colonnade, also being the southwesterly right-of-way line of Grand Avenue, South 46°37'41" East, 373.06 feet to the **POINT OF BEGINNING**.

Said portion of land containing 1,950,288 sq.ft., or 44.7725 acres, more or less being subject to any easements, restrictions, rights-of-way of record or otherwise.

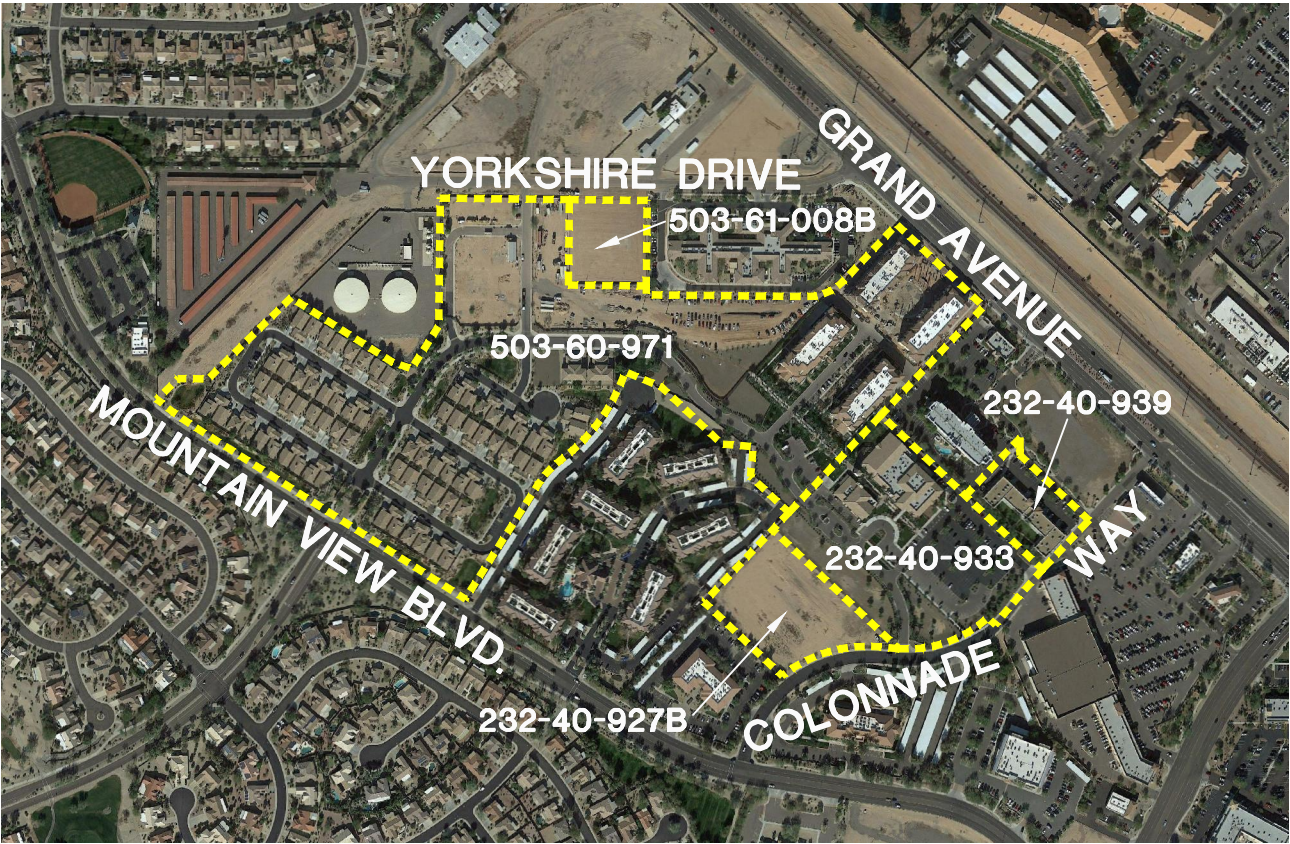
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1167
Date: February 2017

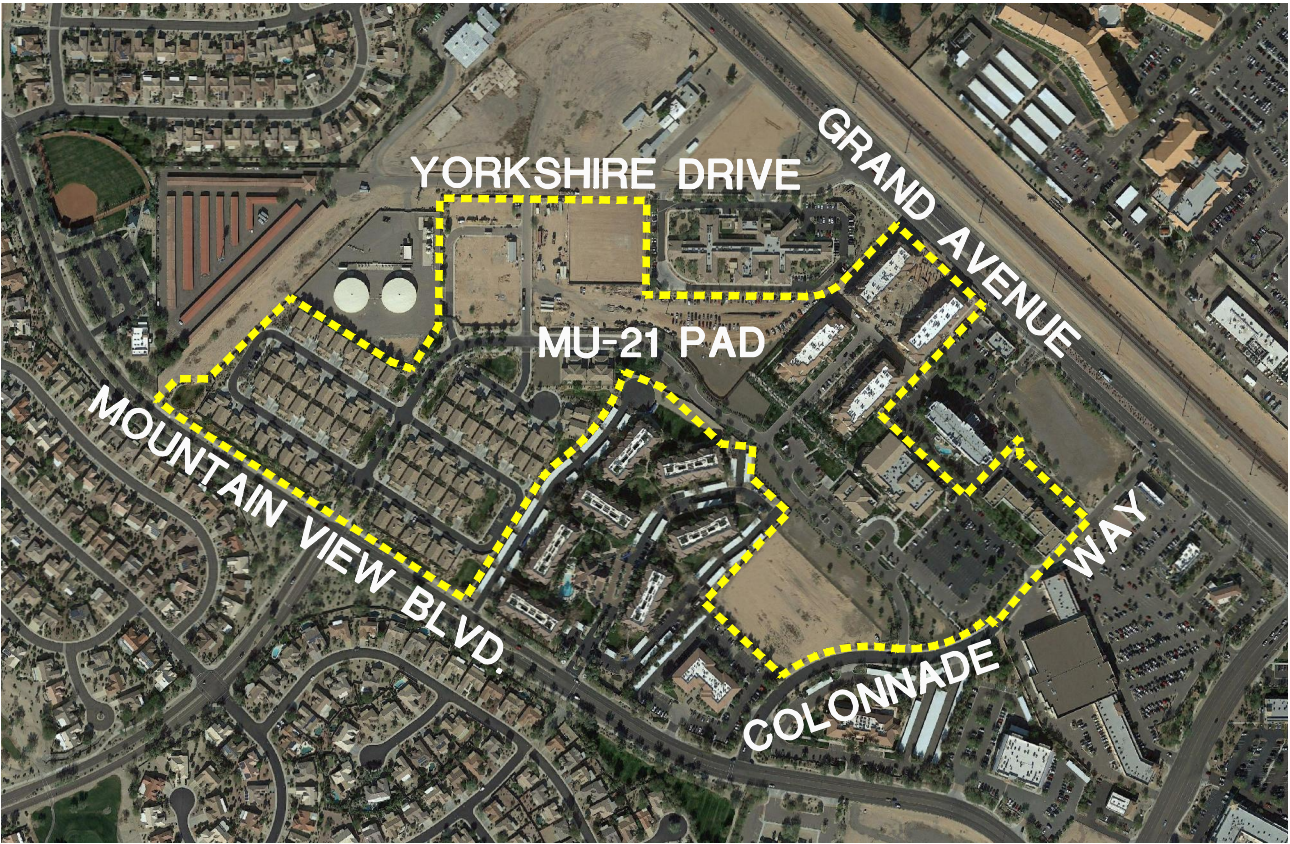


**Appendix B-
Land Use Exhibit**

CURRENT



PROPOSED



PARCELS CURRENTLY IN THE SUN CITY GRAND PAD:

PARCEL	CURRENT ZONING	PROPOSED ZONING	AREA (AC)
503-60-971	R-3 PAD	MU-21 PAD	31.8
232-40-939	C2 PAD	MU-21 PAD	1.6
232-40-933	C2 PAD	MU-21 PAD	7.5
232-40-927B	C2 PAD	MU-21 PAD	2.9

PARCEL TO BE ADDED TO THE SUN CITY GRAND PAD:

PARCEL	CURRENT ZONING	PROPOSED ZONING	AREA (AC)
503-61-008B	RR	MU-21 PAD	1.5

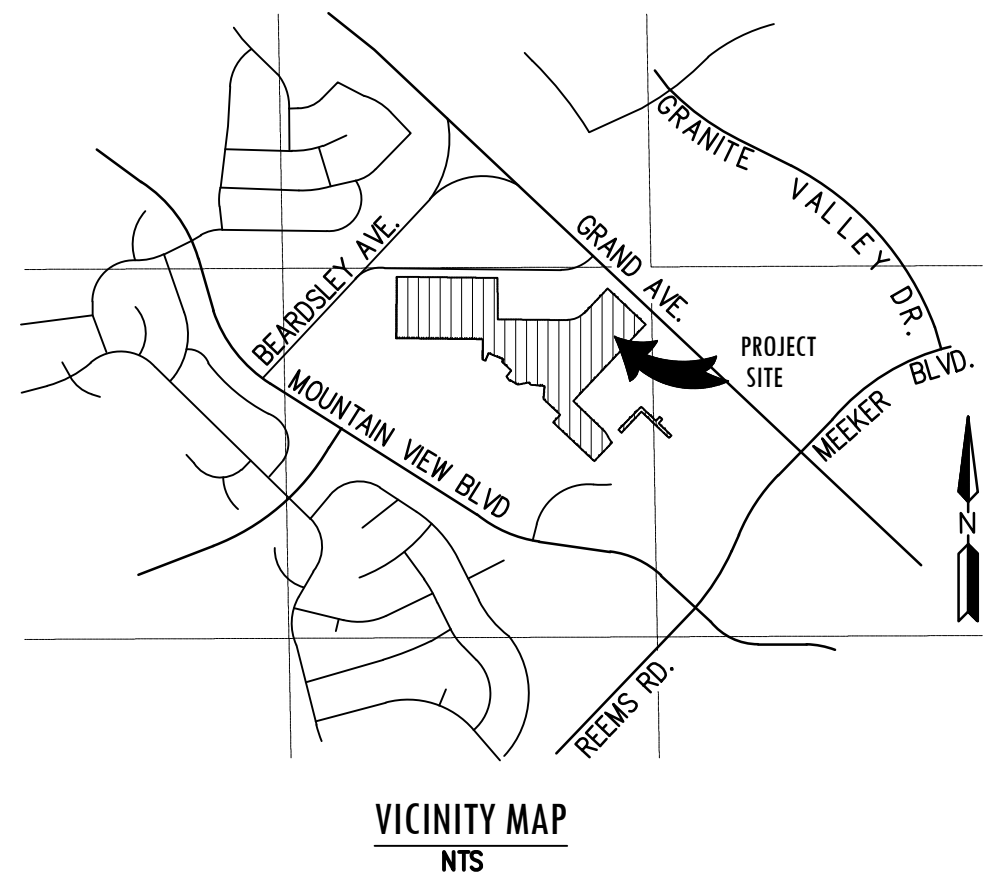


Appendix C-
Conceptual Development Plan

The Colonnade

Conceptual Development Plan

LOCATED IN SECTION 28 & 29, TOWNSHIP 4 NORTH, RANGE 1 WEST
OF THE GILA AND SALT RIVER BASE MERIDIAN, MARICOPA COUNTY ARIZONA



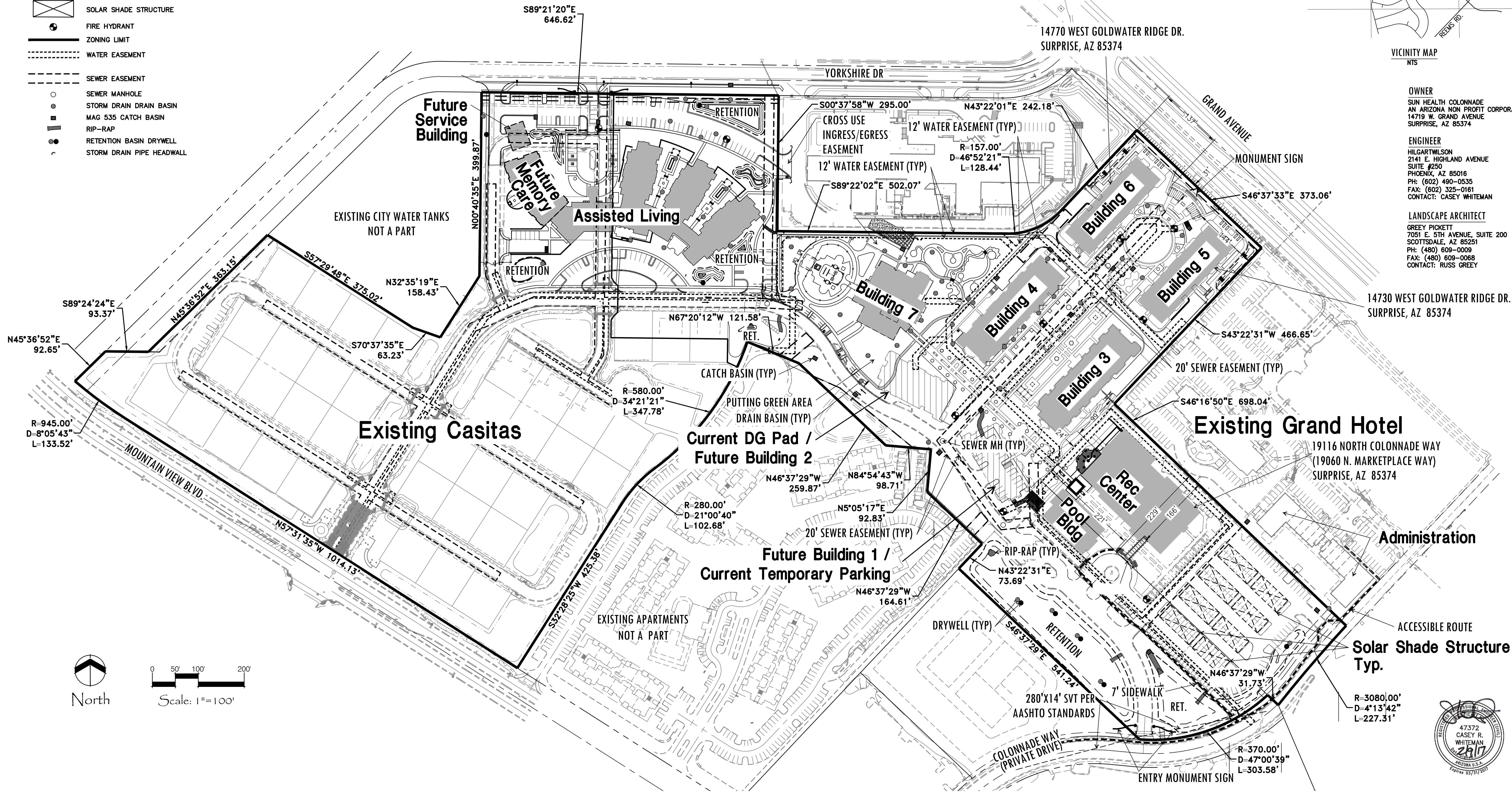
OWNER
SUN HEALTH COLONNADE
AN ARIZONA NON PROFIT CORPORATION
14719 W. GRAND AVENUE
SURPRISE, AZ 85374

ENGINEER
HILGARTWILSON
2141 E. HIGHLAND AVENUE
SUITE #250
PHOENIX, AZ 85016
PH: (602) 490-0535
FAX: (602) 325-0161
CONTACT: CASEY WHITEMAN

LANDSCAPE ARCHITECT
GREY PUCKETT
7051 E. 5TH AVENUE, SUITE 200
SCOTTSDALE, AZ 85251
PH: (480) 609-0009
FAX: (480) 609-0068
CONTACT: RUSS GREY

LEGEND

- PROPERTY LINE
- SOLAR SHADE STRUCTURE
- FIRE HYDRANT
- ZONING LIMIT
- WATER EASEMENT
- SEWER EASEMENT
- SEWER MANHOLE
- STORM DRAIN DRAIN BASIN
- MAG 535 CATCH BASIN
- RIP-RAP
- RETENTION BASIN DRYWELL
- STORM DRAIN PIPE HEADWALL



Scale: 1"=100'

THE COLONNADE

CONCEPTUAL DEVELOPMENT PLAN

Proj. # 1167

Date: 09/02/2017



Sun Health Services

Sun City Grand PAD Amendment for Colonnade FS16-312

Citizen Review Participation Report

Submitted: September 6, 2017

Bergin, Frakes, Smalley & Oberholtzer, PLLC

4343 East Camelback Road, Suite 210

Phoenix, AZ 85018

Contact: Carolyn Oberholtzer

602-888-7860

coberholtzer@bfsolaw.com

This report outlines the results of the Citizen Review Process which was implemented in conjunction with the application for a PAD Amendment for the Sun City Grand PAD to allow MU-21 PAD zoning for the Colonnade campus, a 43.8 acre private, senior living community located near the southwest corner of Grand Avenue and Reems Road. The Citizen Review Process is designed to foster community awareness and a proactive mitigation of concerns. The purpose of the Citizen Review Process is to:

1. Ensure that applicants pursue early and effective citizen participation in conjunction with their applications, giving them an opportunity to understand and try to mitigate any real or perceived impacts their application may have on the community;
2. Ensure the citizens and property owners of the City have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and
3. Facilitate ongoing communication between the applicant, interested citizens and property owners, City staff, and elected officials throughout the application review process.

Techniques used to involve the public

The City of Surprise Planning and Zoning Division sent letters by first class mail to property owners, Home Owner Associations, citizens, jurisdictions, and public agencies within a 300 foot area around the boundary of the property.

The notification letter included the following information:

1. The location, date, and time of the neighborhood meeting;
2. The Applicant's name and contact information;
3. The address of the subject property;
4. A brief summary of the application.

A copy of the notification letter, and list of property owners and other interested parties that it was sent to, is available in the Staff Report prepared by the Planning and Zoning Division.

Additionally, two double sided notification signs were posted on the property on August 25, 2016. The signs are four feet by eight feet and installed at the intersections of Colonnade Way/Pantheon Way and Mountain View Blvd/Goldwater Ridge Rd. The signs were clearly visible from the public rights-of-way and to adjacent residents. Information on the signs included the purpose, date, location, and time of the neighborhood meeting. Pictures of the signs posted on the property are included as Appendix A.

Neighborhood Meeting

The development team held a neighborhood meeting in the Colonnade Recreation Center Community Room located at 19116 N. Colonnade Way, Surprise, AZ. The meeting was scheduled for 6:00pm-7:00pm; however, one attendee, a resident of the Village at Sun City Grand Condominiums, arrived at 5:15 and Carolyn Oberholtzer (BFSO Law) was available to answer her questions as the resident was not able to stay. Additional citizens began arriving at 5:40pm so the meeting was started early.

The meeting was open-house style with large boards displaying the plans set up on easels for the community to view. Members of the Development Team were available to explain and discuss the project, as well as answer any questions and address any concerns. Members of the Development Team present included: Carolyn Oberholtzer, Paul Vanderveen (Sun Health Services), and Lisa Gage (BFSO Law). Hobart Wingard, City of Surprise Planner II, was also in attendance. Approximately 10 people attended the meeting and 6 signed in on the sign-in sheets. Several attendees did not care to sign in. A copy of the sign in sheet is attached as Appendix B.

Below is a summary of the comments and concerns that were raised by the attendees of the neighborhood meeting. The Development Team's response to each concern is in *italics* directly below the comment.

- What is the height of the proposed assisted living buildings?

The proposed assisted living builds are designed to be two-stories; however, the maximum height allowed in the Sun City Grand PAD is 56'.

- How many assisted living units are being proposed?

Approximately 53 units are planned.

- Will the new development continue to be gated?

Access into the assisted living and memory care facilities from Yorkshire will have parking areas accessible to the public, and the remainder of the project will remain gated. No through-traffic will be permitted.

- What will happen to the current parking lot when Building #1 is developed?

The parking will be relocated to other areas of the project.

- What is going to be built in the C-2 parcel?

At this time, it is unknown what will be built on that parcel. By rezoning the project to MU-21, it may develop with the currently permitted C-2 uses, in addition to the residential uses that will also be permitted within the new MU-21 PAD.

- Why did it take so long to get started with the assisted living development? One resident mentioned they were told a few years ago it was going to be built.

Sun Health was waiting to develop the assisted living facilities until they completed the acquisition of the 1.5 acre outparcel.

By 6:40 p.m., all guests had left the meeting room. The Development Team remained in the meeting room until 7:00 pm.

Additional Communication with Property Owners and Interested Parties

The Development Team has been, and continues to be, committed to giving everyone the opportunity to learn about the proposed Sun City Grand PAD Amendment for the Colonnade campus and understands that some people may not have been able to attend the neighborhood meetings. The neighborhood meeting notification signs will remain posted on site until the City Council has heard the case to ensure that the public stays informed as the case progresses.

Appendix A



Appendix B

Sun City Grand PAD Amendment for Colonnade
Citizen Review Participation Report

Neighborhood Meeting Sign-In Sheet

Sun Health Services
Colonnade
Neighborhood Meeting – Monday, September 12, 2016 @ 6:00 PM
The Colonnade - Meeting Room
19116 W Colonnade Way, Surprise, AZ 85374

Name	Address	City & Zip Code	Phone/E-Mail
J.O. Hardy	15770 W. Mill Valley Ln	85374	623-546-3903
Kym Stutzman	Sun City Grand CAM		
Owen KIRKLEY	14790 W. Goldwater Ridge	85374	
DEAN COTNER	14950 W. MTN VIEW BLVD	85374	

Neighborhood Meeting Sign-In Sheet

Sun Health Services
Colonnade
Neighborhood Meeting – Monday, September 12, 2016 @ 6:00 PM
The Colonnade - Meeting Room
19116 W Colonnade Way, Surprise, AZ 85374

Name	Address	City & Zip Code	Phone/E-Mail
Rosemarie Hardy	15770 W. Mill Valley Ln	Surprise 85374	623-546-3903
BARRY S. GOODKIN	14790 W. GOLDWATER RIDGE	SURPRISE 85374	623-975-1941

PUBLIC ENGAGEMENT FORM

PROJECT TITLE:

OVERALL PUBLIC INVOLVEMENT LEVEL:

IDENTIFY STAKEHOLDERS:

OBJECTIVES:

PUBLIC ENGAGEMENT STRATEGIES & TOOLS:

Public Engagement & Project timeline:

Public outreach time frame (when to when)
Future Council Work Session/Meetings target dates
Election dates (if applicable)
Project start/completion dates

Communication Tools and Technique options: (which do you plan to use?)

Press releases
Public meetings (video/photos, poster boards, fact sheet(s) *do you need Spanish version?)
Presentations to boards and commissions, other interested community partners/stakeholders
Third-party consultant/moderator (pending budget)
Survey (online/paper/both?)
Social media
Surprise 11
Notify Me email/ Council newsletters (opt-in audience)
Paid advertising (pending budget)
Surprise Progress (mailed quarterly and tied to print deadlines)
Booth at city events
Paid mailings (pending budget)
Creation of a subcommittee/task force
Youth/adult activities, registration, or orientation (HOA Academy)
Website updates

ORDINANCE 2017-20

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF SURPRISE, ARIZONA, APPROVING A REZONE FROM RURAL RESIDENTIAL (RR), MULTIFAMILY (R3-PAD), AND COMMERCIAL (C2-PAD) TO MIXED-USE (MU-21-PAD) FOR THE COLONNADE AT SUN CITY GRAND, GENERALLY LOCATED NORTHWEST OF THE CORNER OF WEST GRAND AVENUE AND NORTH REEMS ROAD.

WHEREAS, this Ordinance was properly noticed for public hearing and the necessary hearings and opportunity for public input were completed;

WHEREAS, the subject site is generally located northwest of the corner of West Grand Avenue and North Reems Road;

WHEREAS, the subject site is zoned Rural Residential (RR/R1-43), Multifamily (R3-PAD), and Commercial (C2-PAD);

WHEREAS, the proposed use of the subject site requires modification of the applicable zoning regulations;

WHEREAS, the proposed Rezone to Mixed-Use (MU-21-PAD), satisfies the requirements set forth in Chapter 122 of the Surprise Municipal Code;

WHEREAS, this Rezone is in harmony with the purposes and intent of the zoning ordinance and the Surprise General Plan; and

WHEREAS, on October 5, 2017, the Planning and Zoning Commission recommended approval of the Colonnade at Sun City Grand.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Surprise, Arizona, as follows:

Section 1. Rezoning. The parcel legally described on Exhibit A and depicted on Exhibit B, known as “The Colonnade at Sun City Grand” is rezoned from Rural Residential (RR/R1-43), Multifamily (R3-PAD), and Commercial (C2-PAD) to Mixed-Use (MU-21-PAD) subject to the following stipulations:

- A. Development and use of the PAD for the Colonnade site will be in conformance with the project narrative entitled “Sun City Grand PAD Amendment for The Colonnade”, prepared by Bergin, Frakes, Smalley & Oberholtzer, consisting of 23 pages dated July 21, 2017.

- B. Non-compliance with the stipulations of approval of this case will be treated as a violation in accordance with the provisions of Article XIV of the Surprise Unified Development Code.
- C. The Property owner and successors waive claim for diminution in value if the City takes action to rescind approval of this zone change request due to non-compliance with the stipulations of approval.

Section 2. Amendment of Zoning Map. The City of Surprise zoning map is herewith amended to reflect the change in districts referred to in Section 1 above.

Section 3. Codification. This Ordinance is not of a general nature and shall not be codified.

Section 4. Repeal of Conflicting Ordinances. All ordinances or parts of ordinances in conflict with the provisions of this ordinance or any part of the code adopted herein by reference are hereby repealed, upon the effective date of this Ordinance.

Section 5. Severability. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 6. Effective Date. This ordinance shall become effective at the time and in the manner prescribed by law.

APPROVED AND ADOPTED this _____ day of _____ 2017.

Sharon R. Wolcott, Mayor

Attest:

Approved as to form:

Sherry Aguilar, City Clerk

Robert Wingo, City Attorney

EXHIBIT A – LEGAL DESCRIPTION FOR PROPERTY

**THE COLONNADE
MASTER SITE BOUNDARY
LEGAL DESCRIPTION**

Lot 1 of The Colonnade, as recorded in Book 918, Page 22, Maricopa County Records, Arizona, Lot 3 and a portion of Lot 4 of the Final Plat of Sun City Grand – Lot 3 and 4 Commercial Subdivision, as recorded in Book 611, Page 36, Maricopa County Records, Arizona, Lots 7 and 8 and a portion of Lots 6 and 9 of Beardsley, as recorded in Book 28, Page 6, Maricopa County Records, Arizona, and the property as described in the Special Warranty Deed, as recorded in Document No. 2011-0566221, Maricopa County Records, Arizona, all lying within the Southeast quarter of Section 29 and the Southwest quarter of Section 28, Township 4 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a found 3/4 inch iron pipe with P.K. nail in center accepted as the East quarter corner of said Section 29 from which a found aluminum cap accepted as the Southeast corner thereof bears South 00°07'17" East, 2636.15 feet;

Thence South 00°07'17" East, 405.13 feet along the east line of said Southeast quarter;

Thence leaving said east line, South 89°52'43" West, 40.85 feet to the **POINT OF BEGINNING**;

Thence South 43°22'31" West, 466.47 feet along the easterly line of said Lot 1 of The Colonnade;

Thence leaving said easterly line, South 46°16'50" East, 379.45 feet, along the northerly line of said Lot 3 of the Final Plat of Sun City Grand – Lot 3 and 4 Commercial Subdivision;

Thence leaving said northerly line, North 43°43'10" East, 147.00 feet;

Thence South 46°16'50" East, 317.45 feet;

Thence South 43°21'50" West, 107.04 feet, along the easterly line of said Lot 4, to a non-tangent curve, concave southeasterly, having a radius of 3080.00 feet, the center of which bears South 46°37'29" East;

Thence continuing along said easterly line, the easterly line of said Lot 3 and southwesterly along said curve, through a central angle of 04°58'18", an arc length of 267.26 feet to a non-tangent line;

Thence continuing along the easterly line of said Lot 3, North $46^{\circ}37'29''$ West, 31.73 feet to a non-tangent curve, concave northwesterly, having a radius of 370.00 feet, the center of which bears North $42^{\circ}36'11''$ West;

Thence continuing along the easterly line of said Lot 3, the easterly line of said Special Warranty Deed and southwesterly along said curve, through a central angle of $48^{\circ}07'18''$, an arc length of 310.76 feet to a tangent line;

Thence continuing along the easterly line of said Special Warranty Deed, North $84^{\circ}28'53''$ West, 50.00 feet to the beginning of a tangent curve, concave southeasterly, having a radius of 430.00 feet;

Thence continuing along the easterly line of said Special Warranty Deed and southwesterly along said curve, through a central angle of $43^{\circ}42'02''$, an arc length of 327.97 feet to a non-tangent line;

Thence North $46^{\circ}37'29''$ West, 334.70 feet along the southerly line of said Special Warranty Deed;

Thence North $43^{\circ}22'31''$ East, 385.19 feet along the westerly line of said Special Warranty Deed said line also being the easterly line of the Plat of The Village at Sun City Grand Condominium, as recorded in Book 656, Page 47, Maricopa County Records, Arizona to the southerly line of said Lot 1 of The Colonnade;

Thence along the southerly line of said Lot 1 of The Colonnade the following 10 courses:

Thence North $46^{\circ}37'29''$ West, 164.61 feet;

Thence North $05^{\circ}05'17''$ East, 92.83 feet;

Thence North $84^{\circ}54'43''$ West, 98.71 feet;

Thence North $46^{\circ}37'29''$ West, 259.87 feet;

Thence North $67^{\circ}20'12''$ West, 121.58 feet to a non-tangent curve, concave northwesterly, having a radius of 580.00 feet, the center of which bears North $70^{\circ}52'16''$ West;

Thence southwesterly along said curve, through a central angle of $34^{\circ}21'21''$, an arc length of 347.78 feet to a tangent reverse curve, concave southeasterly, having a radius of 280.00 feet;

Thence southwesterly along said curve, through a central angle of $21^{\circ}00'40''$, an arc length of 102.68 feet to a tangent line;

Thence South $32^{\circ}28'25''$ West, 425.38 feet;

Thence North $57^{\circ}31'35''$ West, 1014.13 feet to the beginning of a tangent curve, concave northeasterly, having a radius of 945.00 feet;

Thence northwesterly along said curve, through a central angle of $08^{\circ}05'43''$, an arc length of 133.52 feet to a non-tangent line;

Thence along the westerly line of said Lot 1 of The Colonnade the following 7 courses:

Thence North $45^{\circ}36'52''$ East, 92.65 feet;

Thence South $89^{\circ}24'24''$ East, 93.37 feet;

Thence North $45^{\circ}36'52''$ East, 363.15 feet;

Thence South $57^{\circ}29'48''$ East, 375.02 feet;

Thence South $70^{\circ}37'35''$ East, 63.23 feet;

Thence North $32^{\circ}35'19''$ East, 158.43 feet;

Thence North $00^{\circ}40'35''$ East, 399.87 feet;

Thence South $89^{\circ}21'20''$ East, 646.62 feet along the northerly line of said Lot 1 of The Colonnade and the northerly line of said Lots 6 through 9;

Thence South $00^{\circ}37'58''$ West, 295.00 feet along a line that is parallel with and 33.00 feet east of the west line of said Lot 9;

Thence along the northerly line of said Lot 1 of The Colonnade, also being the southerly line of the Final Plat of Asante TRC of Surprise, as recorded in Book 1083, Page 15, Maricopa County Records, Arizona, the following 3 courses:

Thence South 89°22'02" East, 502.07 feet to a non-tangent curve, concave northwesterly, having a radius of 157.00 feet, the center of which bears North 00°14'22" East;

Thence northeasterly along said curve, through a central angle of 46°52'21", an arc length of 128.44 feet to a tangent line;

Thence North 43°22'01" East, 242.17 feet;

Thence continuing along the northerly line of said Lot 1 of the Colonnade, also being the southwesterly right-of-way line of Grand Avenue, South 46°37'41" East, 373.06 feet to the **POINT OF BEGINNING**.

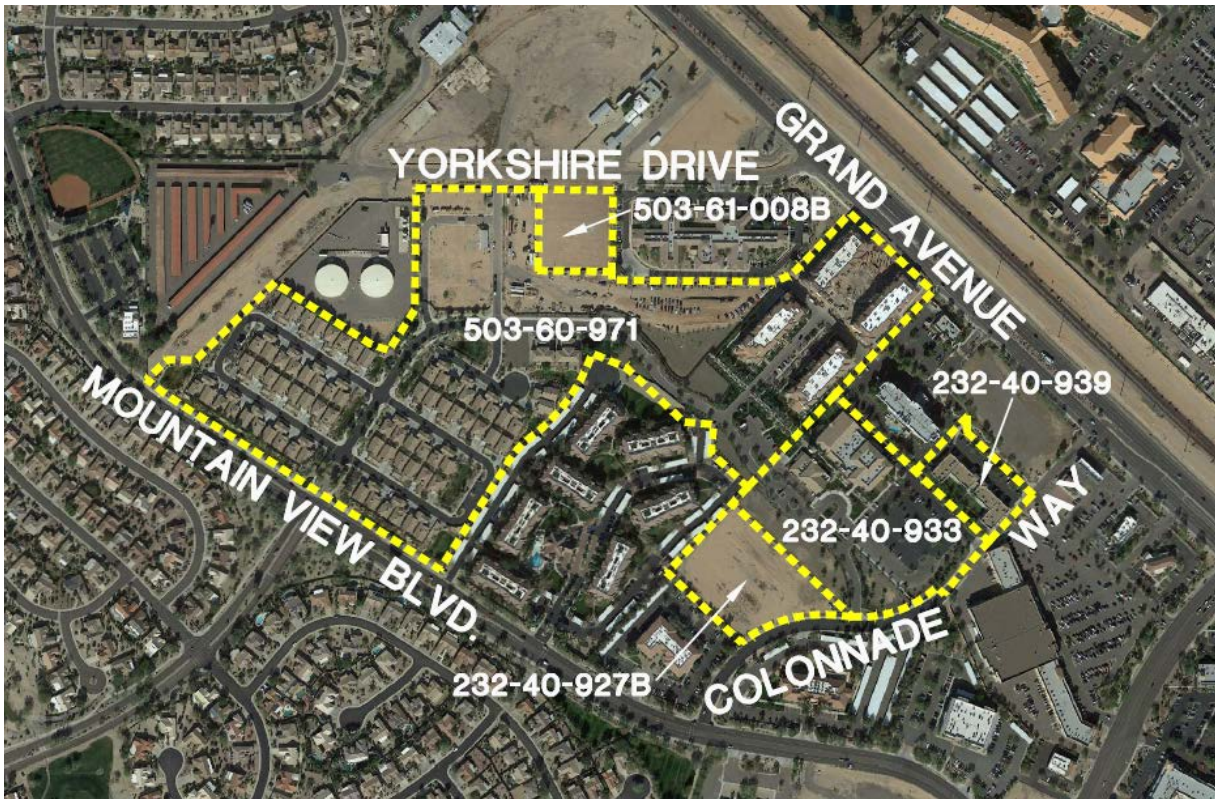
Said portion of land containing 1,950,288 sq.ft., or 44.7725 acres, more or less being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1167
Date: February 2017



EXHIBIT B – DEPICTION OF THE PROPERTY TO BE RE-ZONED





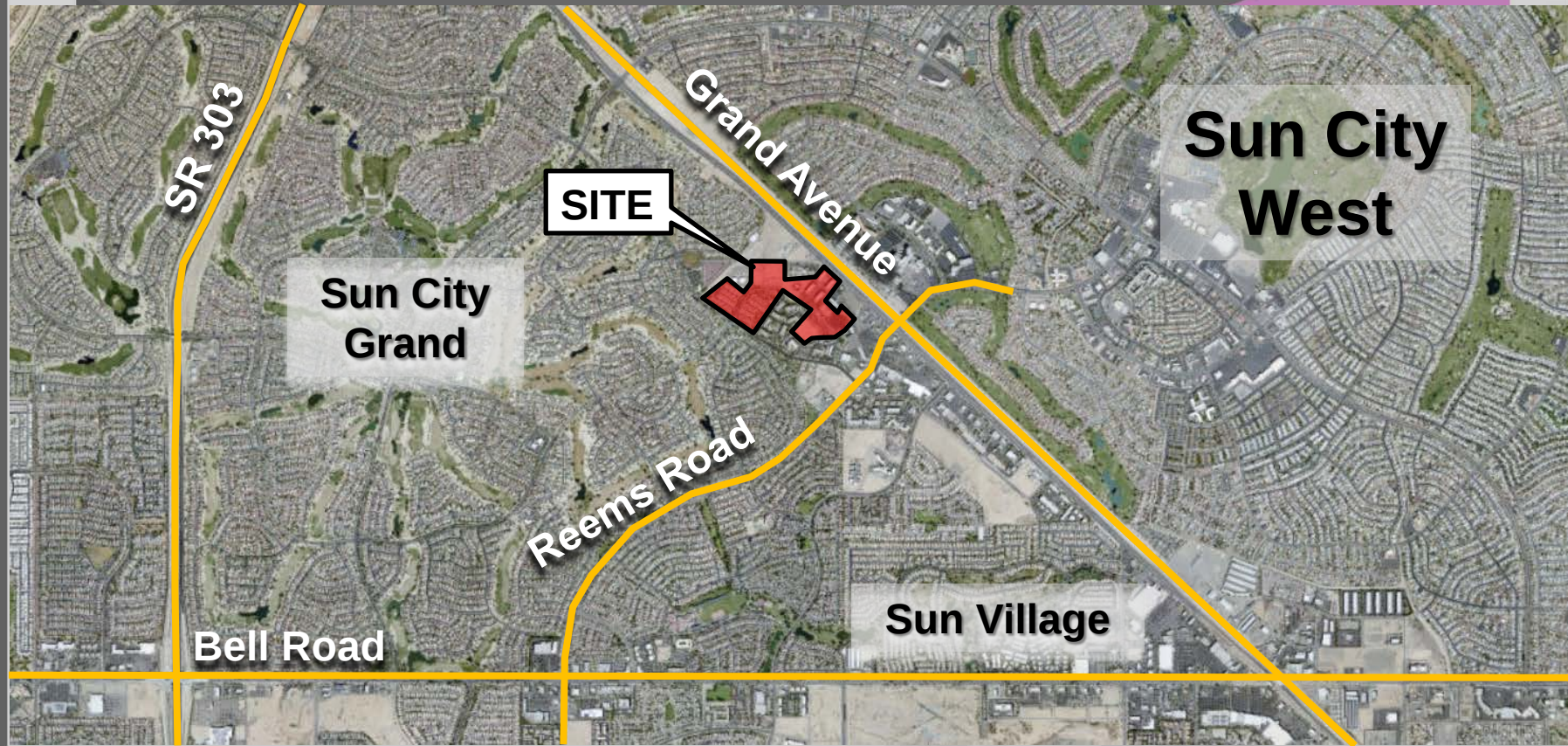
SURPRISE
ARIZONA

THE COLONNADE

PAD Zoning Amendment – October 5, 2017

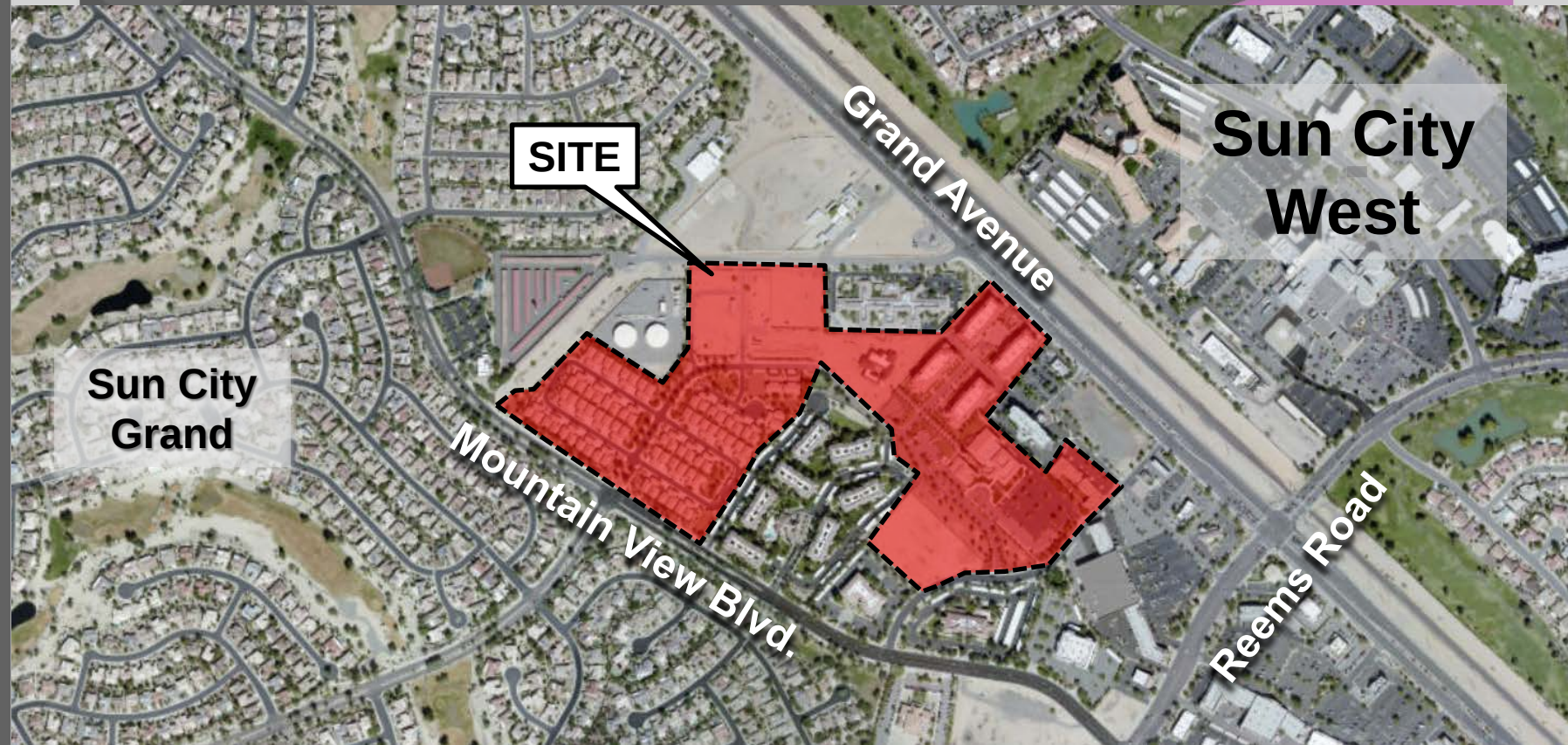
VICINITY MAP

FS16-312
Colonnade



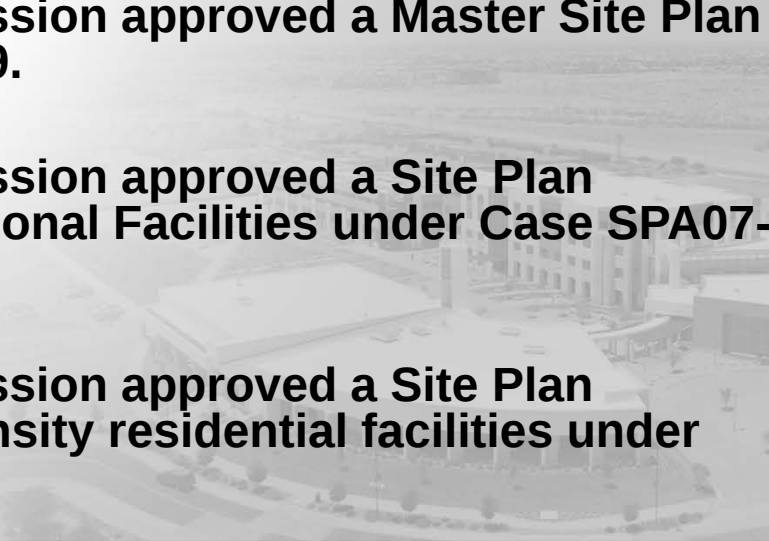
VICINITY MAP

FS16-312
Colonnade





HISTORY

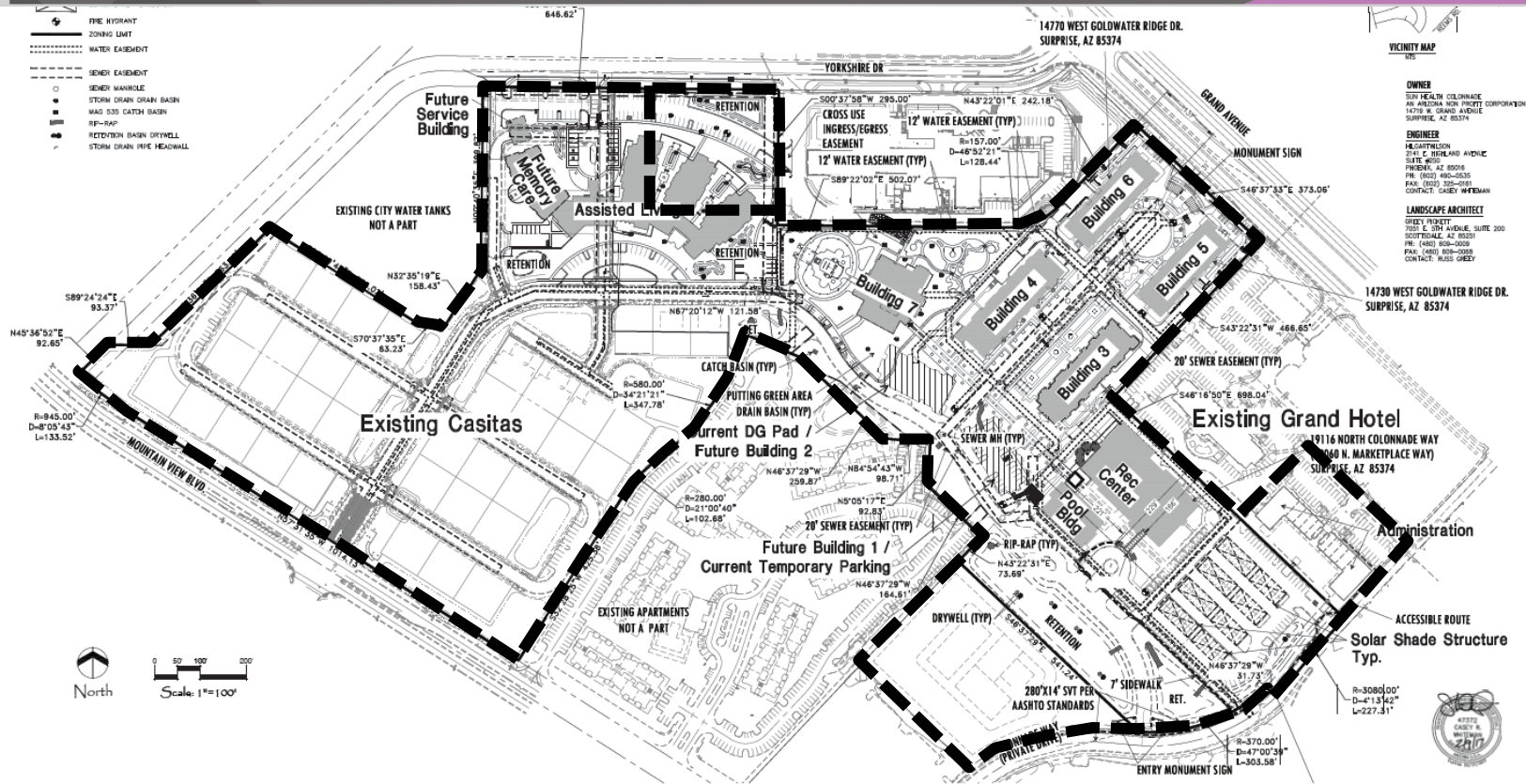
- **1987: The subject parcels were annexed into the City of Surprise.**
 - **1994: The Mayor and City Council approved a PAD for Sun City Grand under Case PAD94-028.**
 - **2004: The Planning and Zoning Commission approved a Master Site Plan for the Colonnade under Case SP04-129.**
 - **2007: The Planning and Zoning Commission approved a Site Plan Amendment for the Colonnade Recreational Facilities under Case SPA07-146.**
 - **2012: The Planning and Zoning Commission approved a Site Plan Amendment for the Colonnade high density residential facilities under Case FS12-101.**
- 

ZONING DESIGNATION

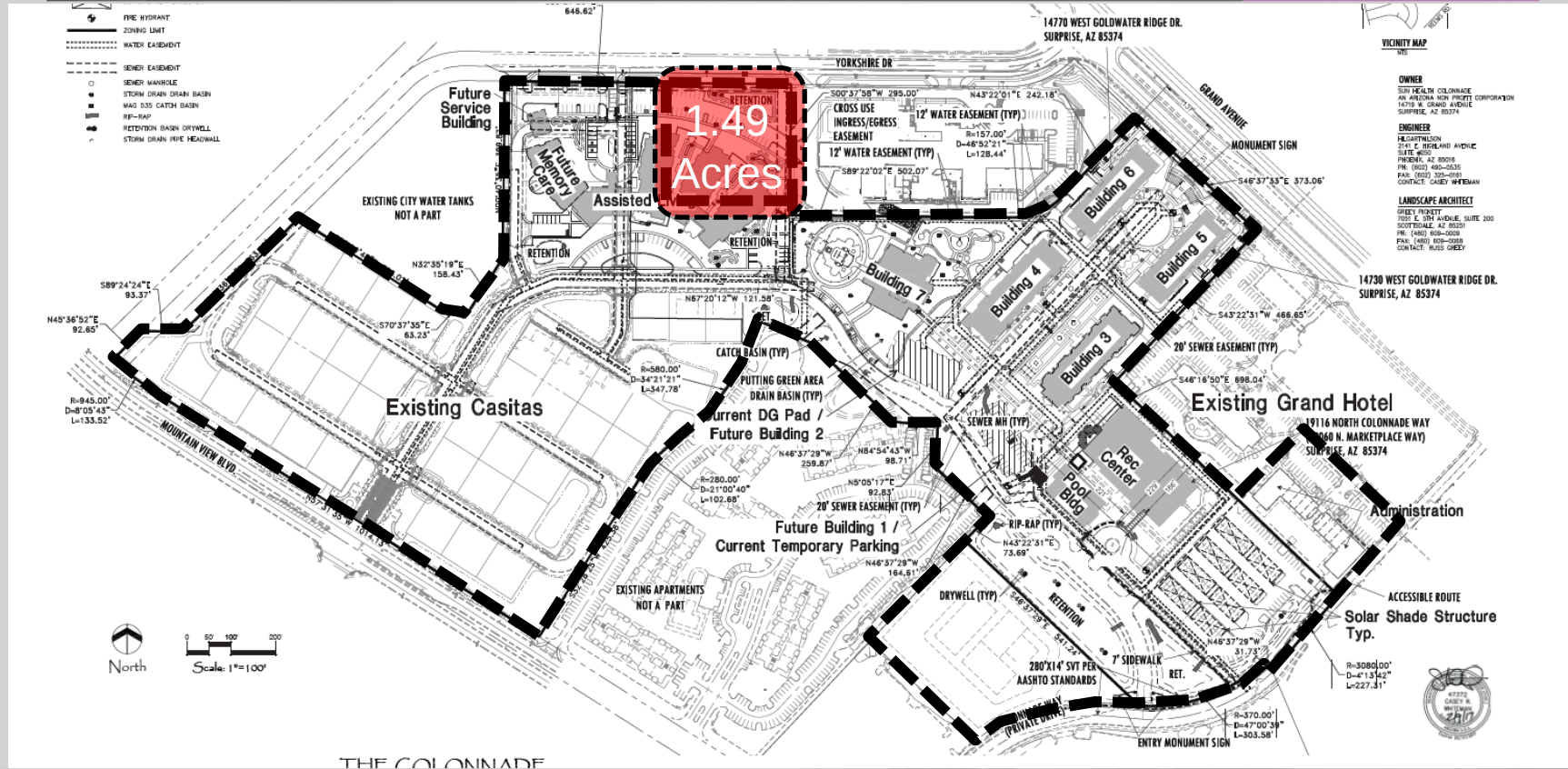
- Adds the Mixed-Use designation (MU-21-PAD)



THE COLONNADE

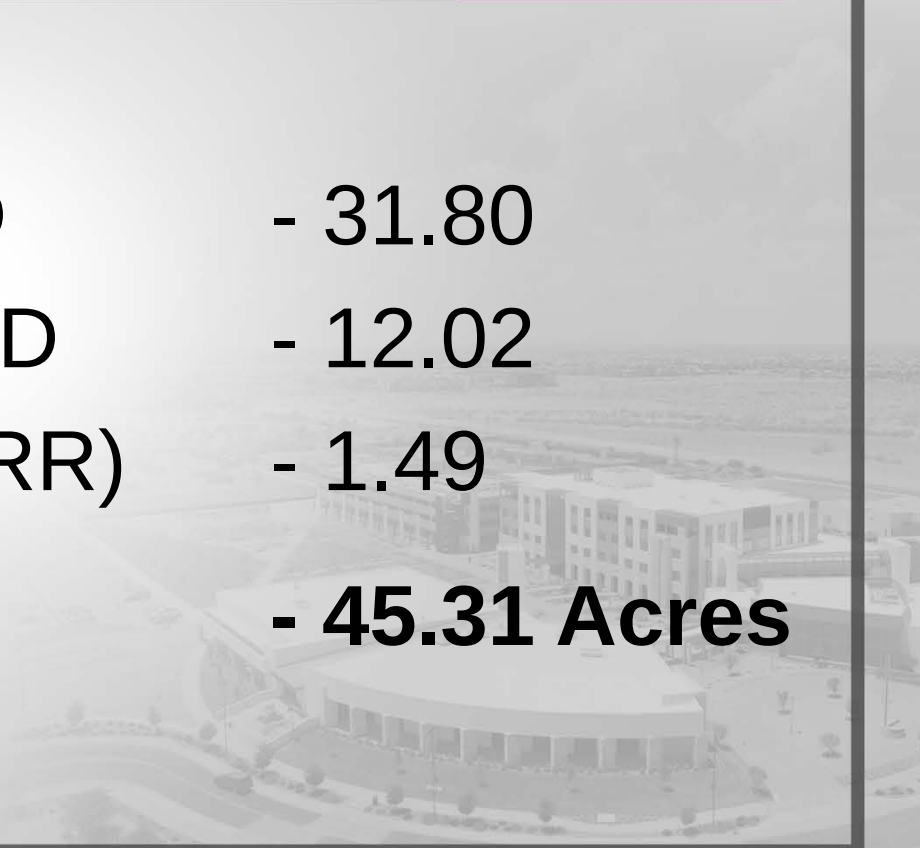


INCREASED AREA





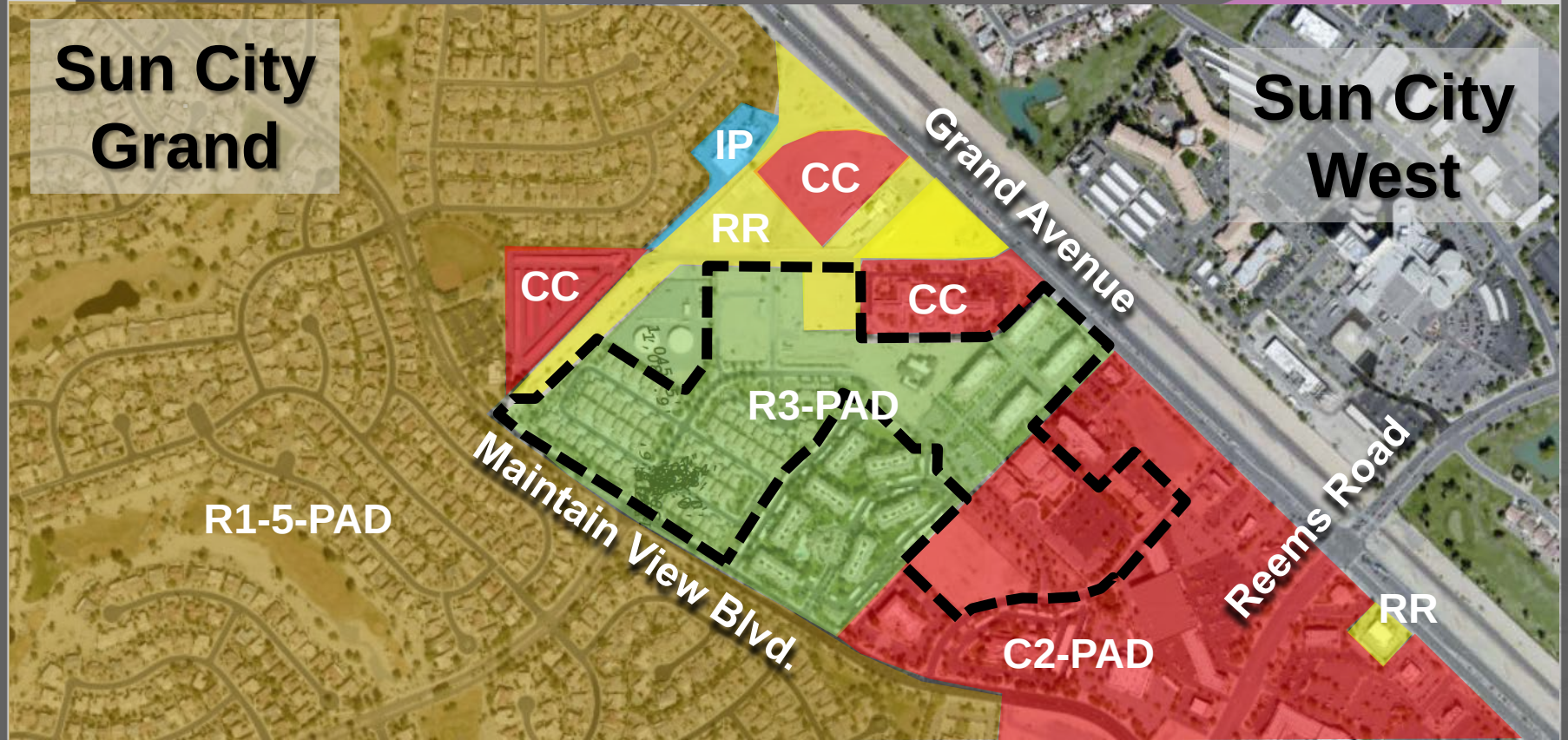
CURRENT ZONING

- Multifamily R3-PAD - 31.80
 - Commercial C2-PAD - 12.02
 - Rural Residential (RR) - 1.49
 - **Total** - **45.31 Acres**
- 

CURRENT ZONING

**Sun City
Grand**

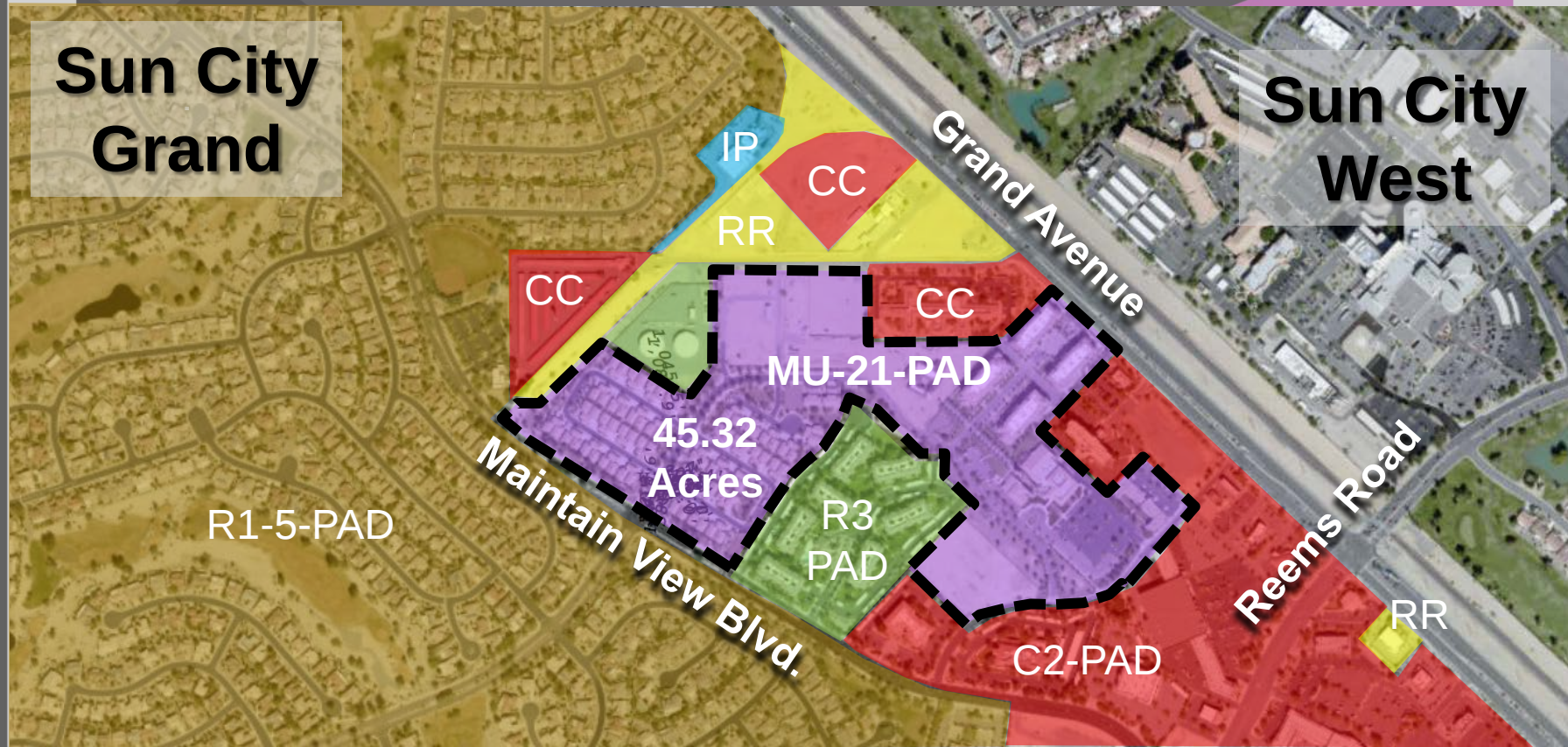
**Sun City
West**



PROPOSED ZONING

**Sun City
Grand**

**Sun City
West**



DEVELOPMENT STANDARDS

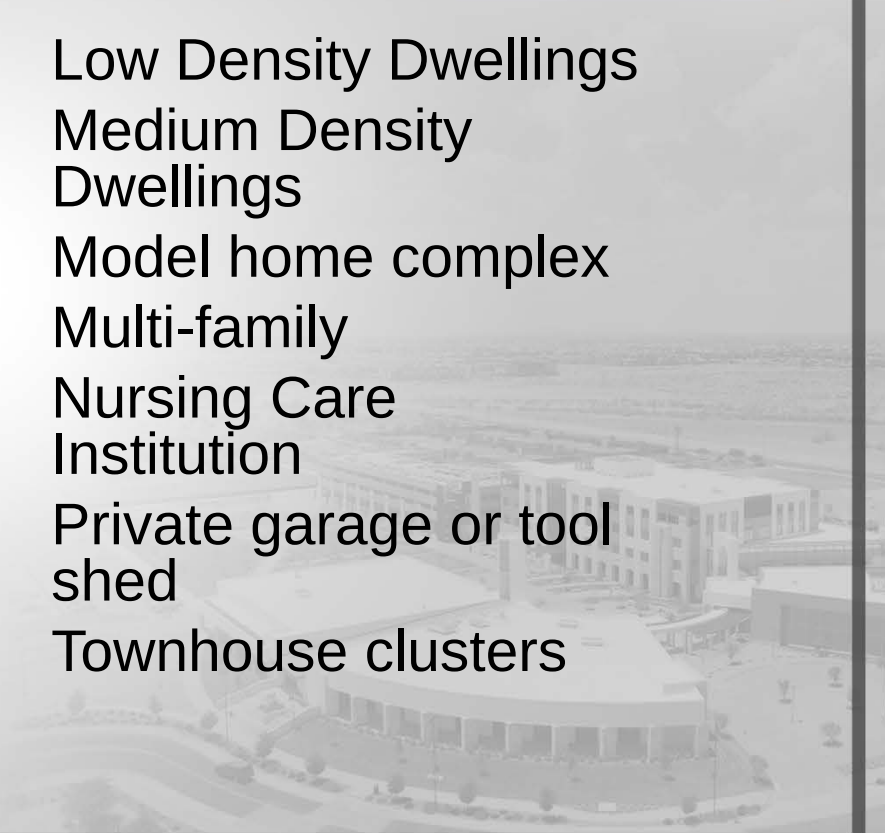
- Parking, Open Space, Landscaping, and Signage* as per Sun City Grand PAD.



* Monument Signage Exception



RESIDENTIAL USES

- Assisted Living Center
 - Assisted Living Home
 - Caretaker or Guest Dwelling
 - Four family structures
 - Group Home
 - High Density Dwelling units
 - Home Occupations
 - Hotels, timeshares
 - Low Density Dwellings
 - Medium Density Dwellings
 - Model home complex
 - Multi-family
 - Nursing Care Institution
 - Private garage or tool shed
 - Townhouse clusters
- 



NONRESIDENTIAL USES

- Retail and Service
 - Office
 - Quasi-Public Facility Uses
 - Religious
 - Recreational and Amusement
 - Mixed Use Buildings
- 

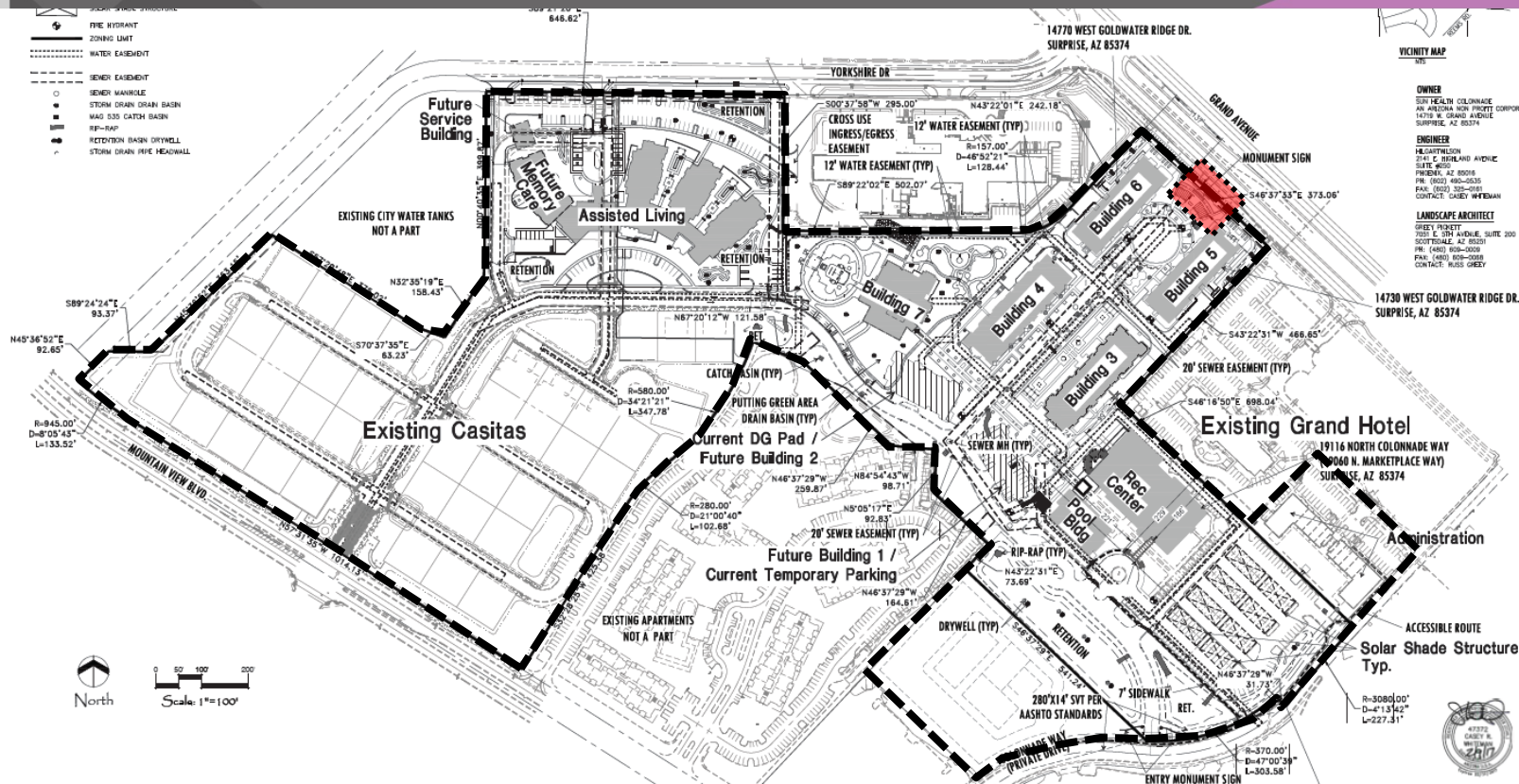


LAND ALLOCATION

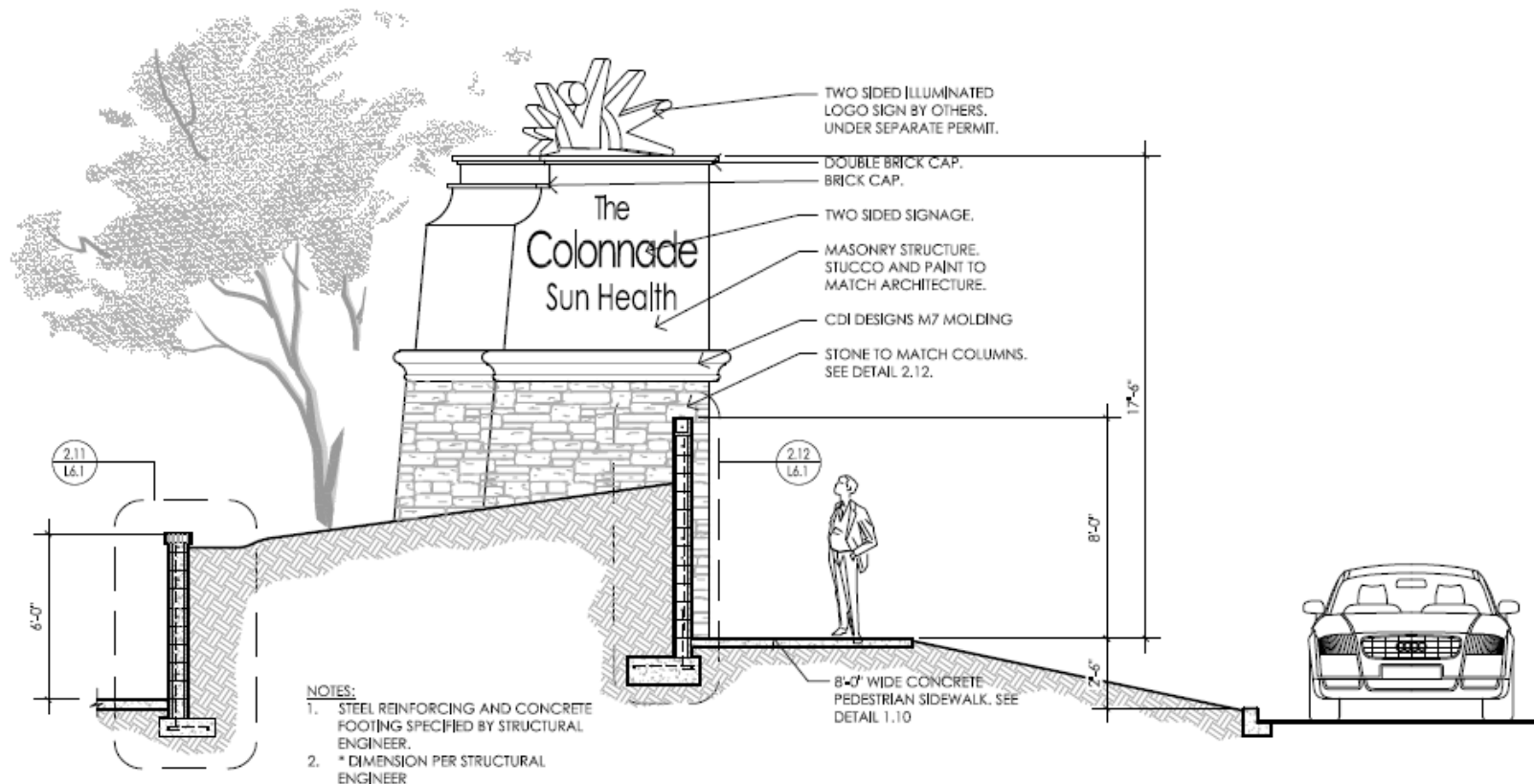
Sun City Grand Land Use Allocation

Zoning / Land Use	Current Acreage	Proposed Acreage
R1-5-PAD Single Family Residential	3,538.6	3,538.6
R-3-PAD Multifamily Residential	48.7	16.9
C-2-PAD Commercial	106.9	94.9
MU-21-PAD Mixed-Use	0	45.3
Total	3,694.2	3,695.7

SIGNAGE ALLOWANCE



MONUMENT SIGNAGE

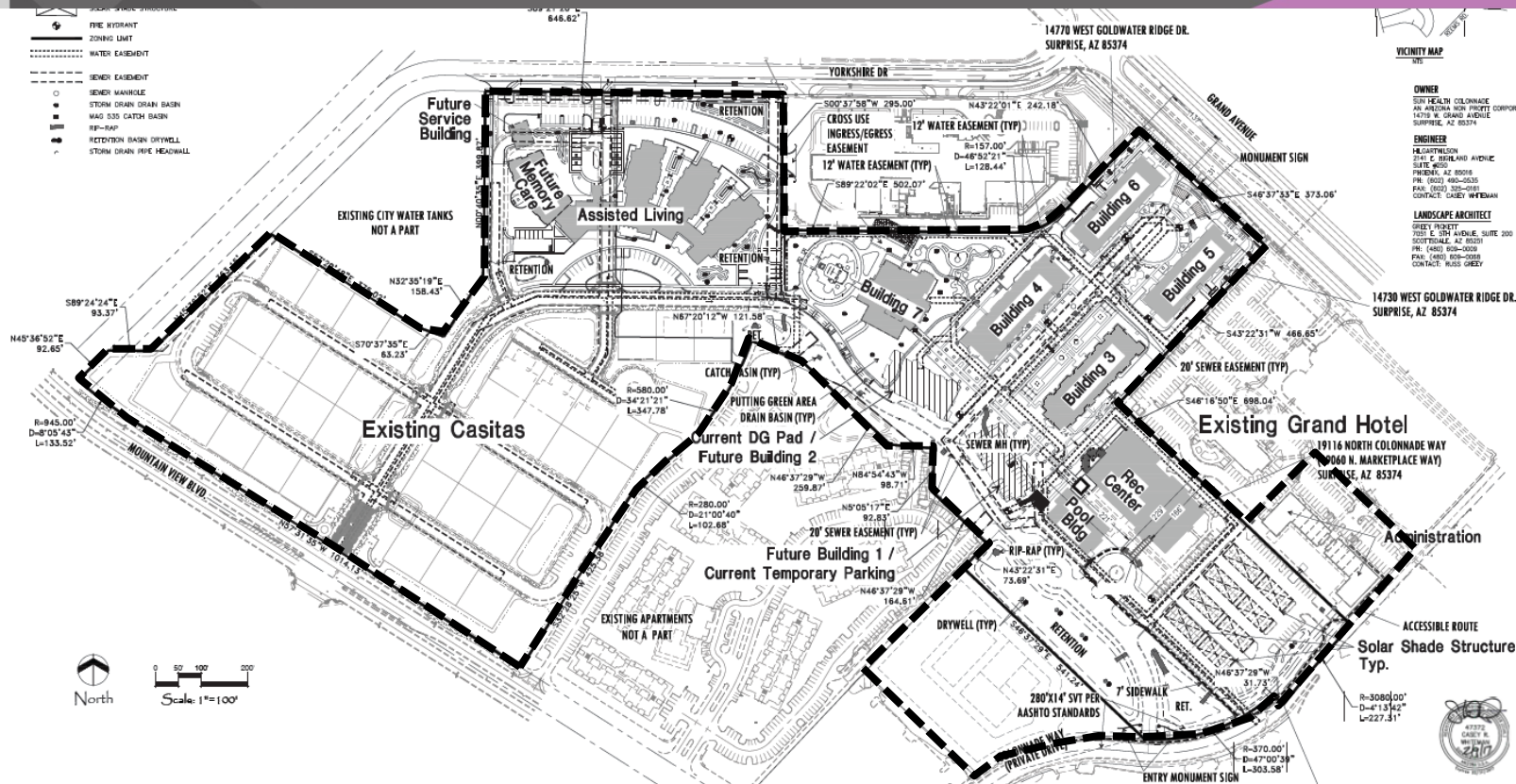


SIGNAGE ALLOWANCE

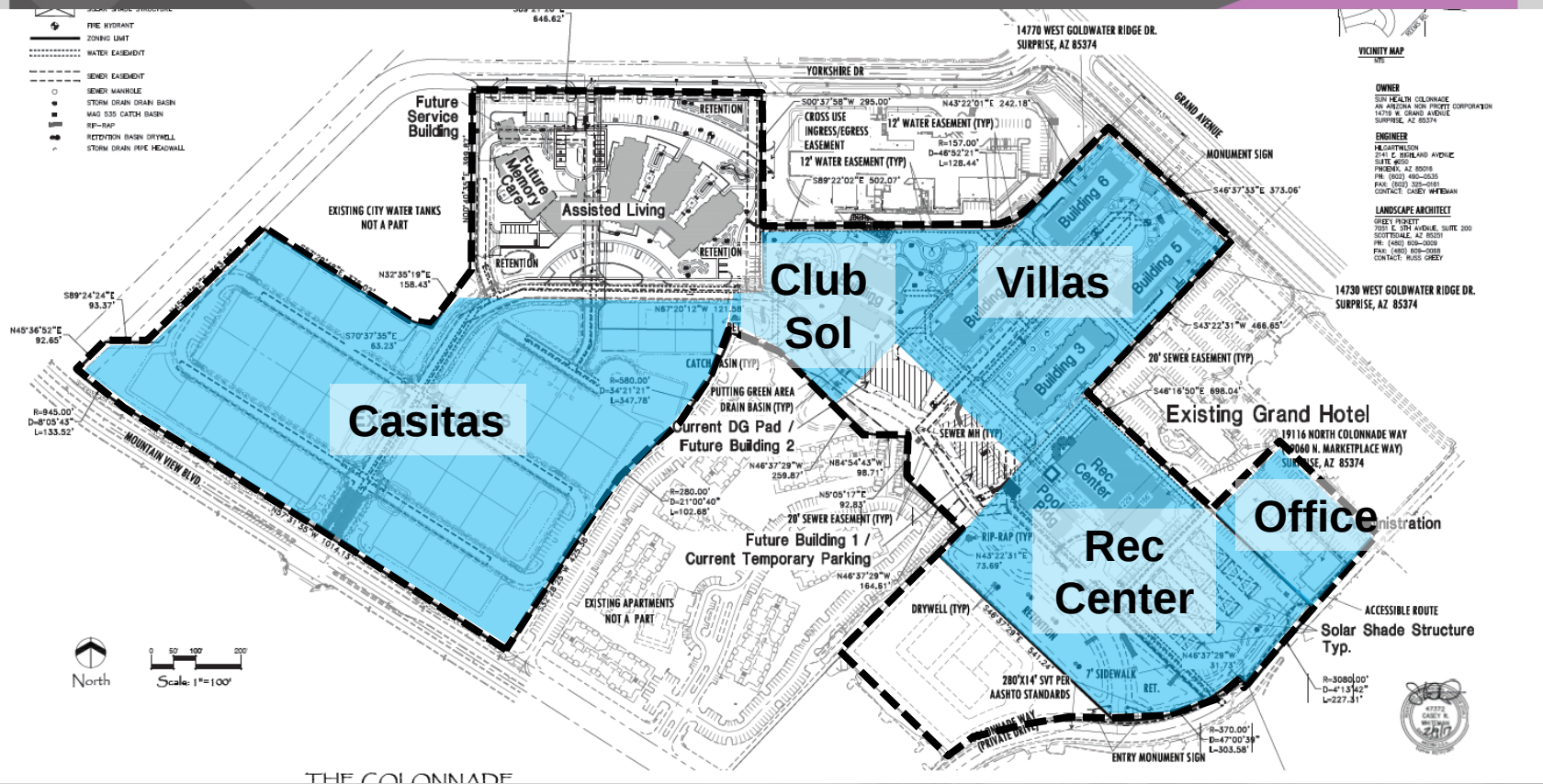


[illegible]

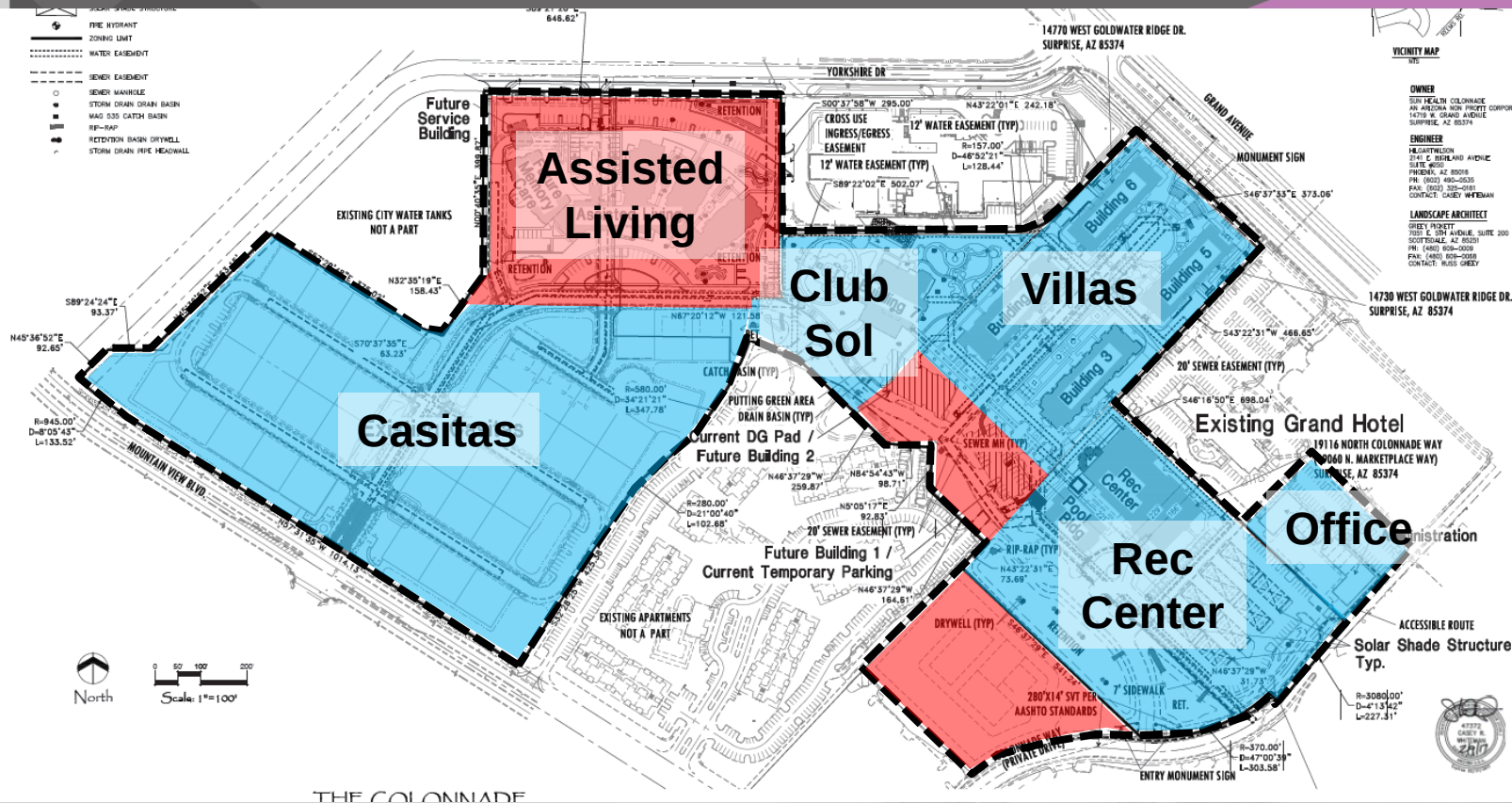
	FIRE HYDRANT
	ZONING LIMIT
	WATER EASEMENT
	SEWER EASEMENT
	SEWER MANHOLE
	STORM DRAIN DRAIN BASIN
	MAG 535 CATCH BASIN
	RP-RAP
	RETENTION BASIN DRYWELL
	STORM DRAIN PIPE HEADWALL



THE COLONNADE



	FIRE HYDRANT
	ZONING LIMIT
	WATER EASEMENT
	SEWER EASEMENT
	SEWER MANHOLE
	STORM DRAIN DRAIN BASIN
	MAG 535 CATCH BASIN
	RP-RAP
	RETENTION BASIN DRYWELL
	STORM DRAIN PIPE HEADWALL



THE COLONNADE

PAD ZONING AMENDMENT

- Citizen Review September 12, 2016
- No Objection From Reviewing Agencies
- Staff Recommends Approval





SURPRISE

ARIZONA

**QUESTIONS OR
COMMENTS?**

Thank You



CITY OF SURPRISE
Planning and Zoning Commission

October 5, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	October 5, 2017	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion
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Agenda Wording:

Discussion and direction pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

[Click to download](#)

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

Presentation Speaker Names (spelling and titles for TV captions):